

City of Lompoc Housing Element

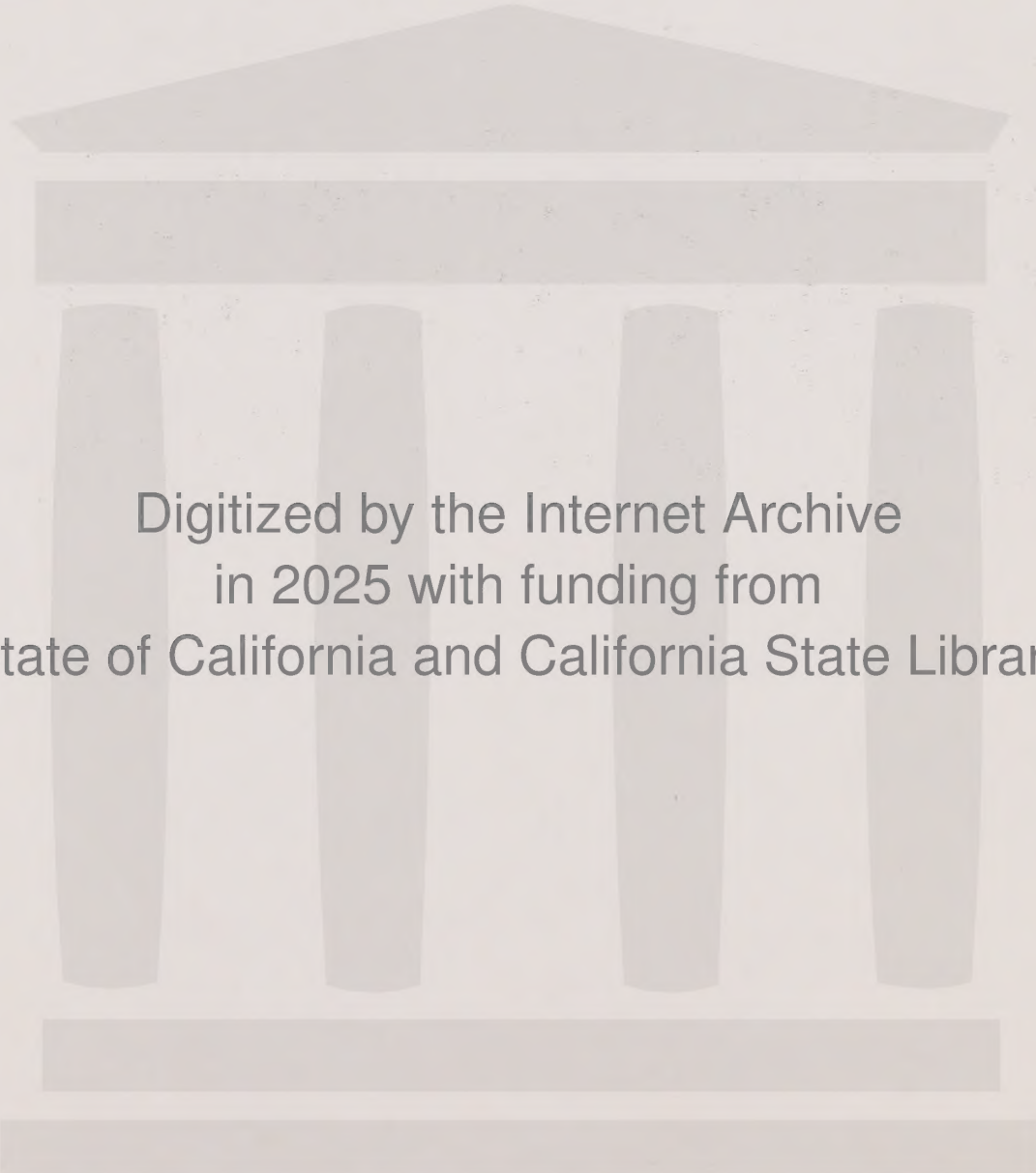
INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 19 1993

UNIVERSITY OF CALIFORNIA

December 1992

City of Lompoc General Plan



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124909003>

CITY OF LOMPOC

HOUSING ELEMENT

December 1992

Adopted by

Lompoc City Council
Resolution No. 4223(92)

Prepared by

Lompoc Community Development Department

CITY COUNCIL

Joyce Howerton, Mayor
Mary L. Leach
William Mullins

Michael Siminski
George Stillman

PLANNING COMMISSION

James Keeling, Chairperson
Jean Jacoby
Mary L. Leach

E.J. Ballard
Butch Browder

GENERAL PLAN ADVISORY COMMITTEE

Alice Milligan, Chair
E.J. Ballard
Mary L. Leach
James Bowen
Bess Christensen
John M. Coleman
Alan Rivers

Robert Hudson
Butch Browder
Susan Rodriguez
William Mullins
Michael Siminski
Larry Walsh

STAFF

Gene L. Wahlers, City Administrator
Frank Priore, Assistant City Administrator

King Patrick Leonard, ASLA, AICP, Planning Director
Jeremy Graves, AICP, Principal Planner, Project Manager
Tom Martin, Principal Planner
Winston Rhodes, Assistant Planner, Author
Diana Bedi, Assistant Planner
Sylvia Kozel, Office Staff Assistant IV
Aiko Oldread, Planning Intern
Richard Gracyk, Planning Intern

TABLE OF CONTENTS

PART 1 - Goals / Policies / Measures

Goals / Policies	1
Implementation Measures	7

PART 2 - Existing Conditions

1.0	Introduction	13
1.1	Purpose and Intent	13
1.2	Relationship of Housing Element to Other Elements	13
1.3	State Review of Housing Elements	13
2.0	Community Profile	14
2.1	Population Characteristics	14
2.2	Employment Characteristics	19
3.0	Housing Profile	21
3.1	Household Characteristics	21
3.2	Housing Characteristics	29
4.0	Housing Needs	43
4.1	Existing Housing Needs	43
4.2	Special Needs Group	44
4.3	Projected Housing Needs	50
5.0	Residential Land Resources	52
5.1	Estimated Dwelling Unit Capacity	52
5.2	Availability of Public Services	53
6.0	Housing Development Constraints	54
6.1	Governmental Constraints	54
6.2	Non-governmental Constraints	58

7.0 Existing and Available Implementation Measures	59
7.1 Federal Programs	59
7.2 State Programs	62
7.3 Local Programs	64
8.0 Energy Conservation in Housing	66
9.0 Glossary	68
10.0 Sources	71
11.0 Endnotes	73
Appendices	76
A. Housing Condition Survey Methodology	
B. Analysis of Previous Housing Element	
C. Public Participation Process	
D. City Residential Development Fees	
E. Resolutions	

LIST OF TABLES

<u>Table</u>	<u>Page</u>
1 Population Projections	18
2 Lompoc Region Employment Trends	20
3 City of Lompoc Household Tenure	22
4 Santa Barbara County Household Tenure	22
5 City of Lompoc Average Household Size	23
6 City of Lompoc Overcrowded Households	25
7 City of Lompoc Household Population Distribution	26
8 Santa Barbara County Maximum Household Income Limits 1992	27
9 City of Lompoc Household Income Distribution	28
10 City of Lompoc Household Overpayment - 1990	28
11 City of Lompoc Housing Supply	29
12 City of Lompoc Housing Stock Composition	30
13 City of Lompoc Housing Stock Age	31
14 1991 Housing Condition Study Findings	32
15 City of Lompoc Vacancy Rates by Tenure	33
16 City of Lompoc Vacancy Rate by Housing Unit Type	34
17 City of Lompoc Owner-Occupied Housing Values	34
18 City of Lompoc Average Home Sale Prices	35
19 City of Lompoc Home Sale Prices - 1991	35

20	City of Lompoc Contract Rent - 1990	36
21	City of Lompoc Rental Prices - 1992	36
22	City of Lompoc Average Monthly Utility Expenses - 1992	37
23	Effect of Interest Rates On Borrowing Capacity	39
24	Home Ownership Affordability For Median Income Four-Person Household in 1991	40
25	Income Needed To Rent Market Rate Housing	41
26	County of Santa Barbara Rental Affordability For Median Income Households	41
27	Assisted Housing At Risk of Losing Affordability Controls 1992 - 2002	42
28	Lompoc Household Need Projection By Income Group 1990 - 1997	51
29	Housing Units Needed 1990 - 1997	51
30	City of Lompoc Housing Unit Potential - Vacant Developable Residential Land 1992	52
31	City of Lompoc Housing Unit Potential - Underdeveloped Residential Land 1992	53

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
1 Housing Market Area	15
2 General Plan Study Area	16
3 City of Lompoc Population 1960 - 1990	17
4 Age Distribution of the City of Lompoc Population 1990	19
5 City of Lompoc Distribution of Household Sizes	24
6 City of Lompoc Household Type Distribution	26

HOUSING ELEMENT

PART 1 - GOALS / POLICIES / MEASURES

Authority

The Housing Element is among the mandatory elements which must be included in the general plan. According to Government Code §§65580-65589, the Housing Element must contain a detailed approach for addressing the City's housing problems. This is summarized in §65583:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, and quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

GOALS / POLICIES

- | | |
|---------------|---|
| Goal 1 | Provide a choice of housing opportunities for all economic segments of the community. |
| Policy 1.1 | The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities. |
| Policy 1.2 | The City shall encourage the dispersion of rental and ownership housing units for very-low to moderate income households throughout the City. |
| Policy 1.3 | The City shall assure that housing units are preserved/reserved for very-low, low, and moderate income households in publicly-assisted developments. |
| Policy 1.4 | The City shall encourage the development of housing for large families in multi-family residential areas. |
| Policy 1.5 | The City shall develop incentives which expand housing opportunities for very-low income, low income and/or senior households. |
| Policy 1.6 | The City shall encourage the development and maintenance of an adequate supply of mobile homes and manufactured housing to provide opportunities for very-low to moderate income housing. |

- Policy 1.7 The City shall protect the current supply of affordable rental housing by discouraging its conversion to condominium ownership unless the unit(s) remain affordable.
- Policy 1.8 The City shall work with the County Housing Authority and non-profit housing groups to pursue affordable housing for the elderly, handicapped, large families, female headed households, farmworkers, and the homeless.
- Policy 1.9 The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable housing, while maintaining a commitment to sound planning and environmental protection.
- Policy 1.10 The City shall continue to provide some residential areas with large minimum lot sizes. (Cross Reference: Land Use)
- Policy 1.11 In all residential developments of ten units or more, at least ten percent of all the units shall be affordable to very-low, low, and median income households, except as otherwise provided in Policy 1.12. If it is determined to be infeasible to provide ten percent of the units within the very-low to median income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to affordable housing within the City.
- Policy 1.12 In implementing this Housing Element, the City shall take into consideration the current market prices for housing. When the median market price for housing, is less than the current maximum median income price, the Planning Commission may find that median income housing opportunities are being provided by market conditions, thereby fulfilling a portion of the requirements of Policy 1.11. In such cases, not less than five percent of the total units in the project shall be affordable to very-low, low, and median income households.
- Policy 1.13 The City shall not approve any General Plan amendments to increase residential density by changing the land use designation from one residential category to another unless 20 percent of the increase is for housing affordable to very-low to median income households.
- Policy 1.14 The City shall not approve any General Plan amendments which change a non-residential land use designation to a residential land use designation, unless at least 20 percent of the permitted units shall be affordable to very-low to median income households.
- Policy 1.15 The City shall encourage the development of custom-built homes. (Cross Reference: Land Use)

Policy 1.16	The City shall monitor previous commitments for very-low, low, and moderate income publicly-assisted housing developed within the City and discourage its conversion to market rate prices.
Policy 1.17	The City shall continue to support efforts to promote equal opportunity in housing. (Cross Reference: Human Services)
Policy 1.18	The City shall continue to support efforts to achieve an employment and housing balance within communities throughout Santa Barbara County. (Cross Reference: Land Use)
Policy 1.19	The City shall support efforts which facilitate home ownership.
Policy 1.20	The City shall work with the Lompoc Redevelopment Agency, lending institutions, private developers, the County Housing Authority, and non-profit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall participate with the County in meeting housing needs.
Policy 1.21	The City shall provide prospective private developers and non-profit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing.
Policy 1.22	The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review.
Policy 1.23	Where feasible, the City shall facilitate the use of vacant and underdeveloped lands and the use of local, state, and federal monies to help in the development and rehabilitation of long-term affordable housing.
Policy 1.24	The City shall continue to pursue and allocate Community Development Block Grant (CDBG) Funds for housing projects and social services which benefit low income and moderate income persons and shall utilize at least 33 percent of the CDBG monies for the development and rehabilitation of affordable housing.
Policy 1.25	The City shall annually review progress on the provision of its regional fair share of housing units to determine the effectiveness of existing policies and to make necessary changes.
Policy 1.26	The City shall encourage a broad range of rental housing opportunities.

Objective 1A: From 1990 to 1997 the City has and shall continue to pursue the following affordability distribution for new residential development:

<u>Household Income</u> ¹	<u>Distribution (%)</u> ²
Very low	27
Low	14
Moderate	20
Above Moderate	<u>38</u>
Total	100

Objective 1B: From 1990 to 1997 the City has and shall continue to take steps necessary to encourage the development of 1,736 additional housing units affordable for very-low to above-moderate income households distributed as follows:

<u>Household Income</u>	<u>Additional Units</u>
Very low	475
Low	249
Moderate	347
Above Moderate	<u>665</u>
Total	1,736

Goal 2 Restore, protect and improve the condition of existing housing and neighborhoods.

- Policy 2.1 The City shall pursue funding for housing rehabilitation programs which encourage private and public capital participation, preserve the existing housing stock, and provide housing opportunities for very-low to median income households.
- Policy 2.2 The City shall encourage current homeowners to comply with Uniform Building Code requirements.
- Policy 2.3 The City shall protect residential neighborhoods from encroachment by adverse non-residential uses and impacts associated with those non-residential uses. (Cross Reference: Land Use)
- Policy 2.4 The City shall prohibit land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood. (Cross Reference: Land Use)

- Policy 2.5 The City shall encourage the preservation of existing residential dwellings in non-residential zoned areas when all of the following conditions are met:
- dwellings have continually been used for residential purposes;
 - dwellings have received regular maintenance and contain no serious defects which could result in health or safety hazards to residents; and
 - dwellings can provide necessary amenities and a suitable living environment.
-

Objective 2A: From 1990 to 1997 the City has and shall continue to seek financial assistance necessary to rehabilitate at least 160 residential housing units owned by very-low and low income households.

<u>Household Income</u>	<u>Additional Units</u>
Very low	48
Low	112
Moderate	0
Above Moderate	<u>0</u>
Total	160

Objective 2B: From 1990 to 1997 the City has and shall continue to seek financial assistance necessary to conserve at least 126 assisted residential housing units occupied by very-low, low, and moderate income households.

<u>Household Income</u>	<u>Additional Units</u>
Very low	29
Low	30
Moderate	<u>67</u>
Total	126

Goal 3 Locate and design housing so as to assure an attractive and high quality living environment.

- Policy 3.1 The City shall not compromise community design standards, quality of life, aesthetics, and access to public services when providing affordable housing.
- Policy 3.2 The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surrounding uses. (Cross Reference: Land Use)

- Policy 3.3 The City shall utilize the following criteria when evaluating sites for housing:
- access to adequate public services and facilities;
 - compatibility with adjacent land uses;
 - access to employment centers, neighborhood commercial facilities, schools, and recreational facilities; and
 - avoidance of environmental hazards or sensitive resource areas.
- Policy 3.4 The City shall encourage the location of affordable housing in or near the downtown area which supports redevelopment goals and requirements. (Cross Reference: Land Use)
- Policy 3.5 The City shall create incentives to encourage the development of new housing units which replace demolished or dilapidated units in residential areas.

Goal 4 Maximize energy efficiency in existing and future residential development.

- Policy 4.1 The City shall encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all residential construction and rehabilitation projects. (Cross References: Energy, PF&S-Electrical, Water Resources, and Landfill)
- Policy 4.2 The City shall provide financial and technical assistance to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs. (Cross Reference: Energy, PF&S-Electrical, and Water Resources)
- Policy 4.3 The City shall encourage the use of active and passive solar energy in the design of residential subdivisions and orientation of single family and multi-family residences. (Cross References: Land Use, Energy, PF&S-Electrical)

Objective 4A: Reduce 1990 per capita household utility consumption by 25 percent by the year 2000.

IMPLEMENTATION MEASURES

The following measures constitute a five-year program schedule of actions (1992 - 1997) to implement the policies and objectives set forth within this element. An implementation schedule is included to provide specific information regarding the implementation of the measures listed.

- Measure 1 The City shall work with the Lompoc Housing Assistance Corporation or other nonprofit organizations and individuals to obtain funding, when available, from the following State programs:
- a. Rental Housing Construction Program (RHCP) for the construction of rental units affordable to low- income households. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.26, 3.1, 4.1, 4.3]
 - b. Family Housing Demonstration Program (FHDP) for the development of affordable rental or cooperative housing that provides on-site support services. [Policies 1.1 - 1.3, 1.5, 1.6, 1.8, 1.11, 1.17, 1.18, 1.20, 1.23, 4.1, 4.3]
 - c. Senior Citizens Shared Housing Program (SCSHP) to assist senior citizens to obtain affordable housing. [Policies 1.5 and 1.8]
 - d. California Housing Rehabilitation Program - Rental Component (CHRP-R) for the rehabilitation or acquisition and rehabilitation of substandard low- income rental housing. [Policies 1.26, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- Measure 2 The City shall amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) density residential zones. Facilities with six or fewer residents shall be allowed as permitted uses in all three residential zones. Facilities providing shelter for seven or more residents shall be permitted in medium (R-2) and high (R-3) density residential zones subject to a conditional use permit. Except to the extent the City is pre-empted by State law, homeless facilities shall be permitted, subject to a conditional use permit, in low (R-1), medium (R-2), and high (R-3) density residential zones. [Policies 1.1, 1.3, 1.5, and 1.8]
- Measure 3 The City shall work in cooperation with the Lompoc Housing Assistance Corporation or other nonprofit organizations to obtain funding from the following HUD programs:
- a. Section 202 and Section 811 programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities. [Policies 1.1, 1.3, 1.5, 1.8, 1.20, 1.21, 1.26, and 2.1]
 - b. Homeownership For People Everywhere (HOPE) Program to expand homeownership opportunities for lower-income families and individuals. [Policies 1.3, 1.5, 1.8, 1.18, 1.19, 1.23, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]

- Measure 4 The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for low-income residents. [Policies 1.1, 1.3, 1.6, and 1.19]
- Measure 5 The City shall pursue Emergency Shelter Grant Program funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, and 2.1]
- Measure 6 The City shall work in cooperation with the Santa Barbara County Housing Authority, Lompoc Housing Assistance Corporation, or other nonprofit organizations to obtain Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program funds to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, 1.26, and 2.1]
- Measure 7 The City shall work with the Santa Barbara County Housing Authority to:
- a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.26, 2.1, 3.4 and 4.1]
 - b. Secure additional Section 8 Lower Income Housing Assistance Program certificates and vouchers to aid very-low and low-income families in obtaining private accommodations. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, 3.4]
- Measure 8 The City shall amend the Lompoc City Code to comply with State density bonus law. [Policies 1.2 and 1.5]
- Measure 9 The City shall work with neighboring Santa Barbara County communities to form a qualifying consortia to obtain Home Investment Partnership Act (HOME) funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, 3.2, and 3.5]
- Measure 10 The City, in cooperation with the Santa Barbara County Housing Authority, shall approach local private lenders and identify those willing to participate in HUD's Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences. [Policies 1.5 and 1.19]
- Measure 11 City departments will evaluate the development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9]
- Measure 12 The City shall amend the Land Use Element Map to provide areas with large minimum lot sizes. [Policy 1.10, 1.15]

- Measure 13 The City shall research previously-approved assisted-housing units to determine compliance with assisted-housing requirements. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.16]
- Measure 14 The City shall work in cooperation with local nonprofit corporations to obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist low- and moderate-income families build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]
- Measure 15 The City and the Lompoc Redevelopment Agency shall expand its redevelopment area to include residential areas in need of repair and replacement. [Policies 1.20, 1.23, 2.1, 3.4, and 3.5]
- Measure 16 The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.25]
- Measure 17 The City shall continue to pursue and loan California Housing Rehabilitation Program-Owner Component (CHRP-O) funds (when available) for the rehabilitation of homes owned and occupied by lower-income households. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- Measure 18 The City shall adopt a voluntary residential energy audit/retrofit program in order to increase energy efficiency of existing residences. (Cross Reference: Energy) [Policy 4.1]
- Measure 19 The City shall establish a program using financial incentives to encourage the replacement of energy-inefficient equipment (e.g., appliances and lighting). (Cross Reference: Energy) [Policy 4.2]
- Measure 20 The City shall amend the Subdivision Ordinance to include design considerations which protect solar exposure. (Cross Reference: Energy) [Policy 4.3]
- Measure 21 The City shall encourage and support the Lompoc Housing Assistance Corporation or other nonprofit corporation's utilization of state and federal tax credit programs for very-low and low-income housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, 1.26]
- Measure 22 The City shall consider and research a ballot measure to expand the allowable number of housing units which can be constructed under the provisions of Article 34 of the California Constitution within the community. [Policies 1.1, 1.2, 1.3, 1.5, 1.26]

- Measure 23 The City shall work with local Real Estate Industry to develop processes that will encourage compliance with the Uniform Building Code and Zoning Ordinance and will promote energy efficiency and water conservation. [Policies 2.2, 4.1]
- Measure 24 The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of any affected residential neighborhood. [Policies 2.3 and 2.4]
- Measure 25 The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. [Policy 1.17]
- Measure 26 The City shall prepare a residential construction and energy conservation booklet for homeowners to promote safe construction and ongoing maintenance of existing housing units. [Policies 2.2, 4.1, 4.2]
- Measure 27 The City shall establish a program to protect publicly assisted housing from conversion to market rate prices. [Policy 1.16]

The following policies are implemented through the current City Codes and procedures: 1.7, 1.12, 1.13, 1.14, 1.22, 1.24, 3.3.

CITY OF LOMPOC

HOUSING ELEMENT

December 1992

Adopted by

Lompoc City Council
Resolution No. 4223(92)

Prepared by

Lompoc Community Development Department

**HOUSING ELEMENT
IMPLEMENTATION SCHEDULE
1992 - 1997**

Priority	Measure	Responsible Department	Estimated Staff Time	Time Frame
I - A	9. Regional consortia for HOME Funds	Administration	120 hours to initiate (540 hours annually to implement)	Ongoing 1992 - 1997
I - B	4. Mobilehome Park Resident Ownership Funds	Administration City Attorney	1,300 hours annually	Ongoing 1993 - 1997
I - C	3. Lower-income Homeownership (HOPE) Funds	Administration	600 hours annually	Ongoing 1993 - 1997
I - D	22. Utilize State and Federal Low Income Housing Tax Credits	Administration	120 hours annually	Ongoing 1993 - 1997
I - E	8. Amend Zoning Ordinance per State Density Bonus Law	CDD	120 hours	1993
I - F	17. Owner-occupied Rehabilitation Funds	Administration	1,300 hours annually	Ongoing 1992 - 1997
I - G	1d. Renter-occupied Rehabilitation Funds	Administration	200 hours annually	Ongoing 1993 - 1997
I - H	13. Monitor Assisted Housing (Required)	CDD	80 hours annually	Ongoing 1993 - 1997
I - I	1b. Family Demonstration Housing Funds	Administration	400 hours annually	Ongoing 1993 - 1997
I - J	1a. Rental Housing Construction Funds	Administration	480 hours annually	Ongoing 1993 - 1997
I - K	7a. Rental Property Rehabilitation Funds	Administration	40 hours annually	Ongoing 1993 - 1997
I - L	22. Article 34 Ballot Measure	CDD City Clerk City Attorney	100 hours	1993 - 1994
I - M	27. Assisted Housing Protection Program	CDD Administration	80 hours annually	Ongoing 1993 - 1997
II - A	16. Prepare Annual Progress Report (Required)	CDD Administration Building	120 hours annually	Ongoing 1993 - 1997
II - B	15. Redevelopment Area Expansion	Administration	120 hours to explore in 1993	Ongoing 1993 - 1997
II - C	2. Amend Zoning Ordinance for Emergency Housing	CDD	120 hours	1993
II - D	7b. Pursue Rental Housing Subsidies	Administration	20 hours annually	Ongoing 1993 - 1997
II - E	11. Evaluate Development Review Process	CDD Public Works Building	40 hours annually	Ongoing 1993 - 1997

Priority	Measure	Responsible Department(s)	Estimated Staff Time	Time Frame
III	3. Elderly and Disabled Housing Funds	Administration	800 hours annually	Ongoing 1993 - 1997
III	5. Homelessness Prevention Funds	Administration	40 hours to initiate	1994
III	6. Rental Housing Assistance to Homeless Funds	Administration	1,800 hours annually	Ongoing 1993 - 1997
III	1c. Senior Shared Housing Funds	Administration	600 hours annually	Ongoing 1993 - 1997
III	10. Collect Reverse Equity Mortgage Information	Administration	120 hours	1994
III	12. Provide large lots	CDD	120 hours	1993
III	14. Self-Help Housing Construction and Rehabilitation Funds	Administration	160 hours annually	Ongoing 1993 - 1997
III	18. Provide Energy Audit/Retrofit	Public Works	2000 hours annually	Ongoing 1993 - 1997
III	19. Establish Energy Efficiency Program	Public Works	500 hours annually	Ongoing 1993 - 1997
III	20. Amend Subdivision Ordinance to protect solar exposure	CDD	200 hours	1993
III	21. Support use of Tax Credits	Administration	120 hours annually	Ongoing 1993 - 1997
III	23. Encourage compliance with Uniform Building Code and Zoning Ordinance	Building	250 hours annually	Ongoing 1993 - 1997
III	24. Amend Zoning Ordinance to require compatibility finding for any zone change	CDD	80 hours	1993
III	25. Disseminate Fair Housing Information and fund fair housing services which promote equal housing opportunity	Administration CDD	40 hours annually	Ongoing 1992 - 1997
III	26. Prepare a residential construction and energy conservation booklet for homeowners to promote ongoing maintenance of existing housing units	Building	200 hours	1992 - 1993

HOUSING ELEMENT

PART 2 - EXISTING CONDITIONS

1.0 INTRODUCTION

The City of Lompoc is a diverse community with households of varied socio-economic, racial, and cultural backgrounds. The Housing Element, which is mandated by California State law, provides a comprehensive profile of Lompoc households including their tenure, size, composition, income, and special housing needs. In addition, this Element analyzes the city's housing stock in terms of its composition, age, condition, vacancy rates, costs, and affordability. Future population and overall housing needs projections for the 1992-1997 time period are also presented.

1.1 Purpose And Intent

The purpose of this Element is to demonstrate that the City is making a diligent effort to identify, and take steps to alleviate housing problems for all economic segments of the community. This Element is intended to identify and analyze the Lompoc housing market and develop a comprehensive strategy for addressing its problems. This Element also serves as an educational tool to provide citizens and public officials with an understanding of housing needs and potential solutions. In this manner, the Housing Element provides direction for City decision-making in all matters related to housing. A data base is provided which identifies major housing needs and policies and measures are included to address these needs.

1.2 Relationship of Housing Element to Other Elements

The Housing Element is only one part of Lompoc's planning program. There are many inter-relationships with other program activities which augment the goals, policies, and objectives of this Housing Element. This element references related elements of the City's General Plan to provide more complete information on certain required topics and to ensure consistency between elements (e.g., Socio-Economics, Land Use, Public Facilities and Services, Energy, and Human Services).

1.3 State Review of Housing Elements

Requirements for Housing Elements are contained in Government Code Sections 65580-65589. G.C. Section 65580 contains directives for preparation of local Housing Elements. The California Department of Housing and Community Development (HCD) is responsible

for reviewing housing elements for compliance with state law requirements in Article 10.6 of the Government Code. HCD uses three content requirements in their review:

- Identification and analysis of existing and projected housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of goals, policies and quantified objectives.
- A discussion of scheduled programs for the preservation, improvement and development of housing.

2.0 COMMUNITY PROFILE

This section provides an overview of Lompoc's population characteristics (see the Socio-Economics Element for further discussion). These characteristics affect the current demand for housing and influence future housing needs. The demographic information provided in this section covers the City of Lompoc. However, demographic information for unincorporated areas of the Lompoc Valley is provided in instances which affect conditions and circumstances within the City.

For demographic and socio-economic information, the US Census County Division (CCD) is used to define the Lompoc Valley (see **Figure 1**). The Lompoc Valley CCD is coterminous with the "Lompoc Market Area" used for analysis purposes by the Santa Barbara County Association of Governments and Santa Barbara County. A housing market area (HMA) is defined as a geographical area which meets the social and economic requirements of a community and provides its residents with facilities such that commuting to other housing market areas in order to work or shop is generally unnecessary.

The majority of the population and housing of the Lompoc HMA is within the City of Lompoc. The remaining urban areas within the Lompoc Valley HMA are Vandenberg Village, Mission Hills, and Vandenberg Air Force Base (AFB). The expansive rural areas of the Lompoc Valley HMA contain relatively low numbers of housing units. The General Plan Study Area is contained entirely within the Lompoc Valley HMA (see **Figure 2**).

2.1 Population Characteristics

Population Trends

Historically, the population of Lompoc has experienced periods of rapid growth as portrayed in **Figure 3**. From the late 1950's through the mid-1980's, the growth was primarily generated by employment at Vandenberg AFB. The most recent episode of rapid population growth for Lompoc in conjunction with Vandenberg AFB occurred from 1978 to the mid-1980's when plans were underway for Space Shuttle launches. However, after the Space Shuttle Challenger Disaster in 1986 plans for shuttle launches from Vandenberg AFB were discontinued. Consequently, employment at Vandenberg AFB was not as dominant a factor in the City's growth rate as it had been prior to 1986. Beginning in the late 1980's employment growth in the Santa Barbara-Goleta area, combined with lower housing costs in Lompoc, triggered accelerated population growth.

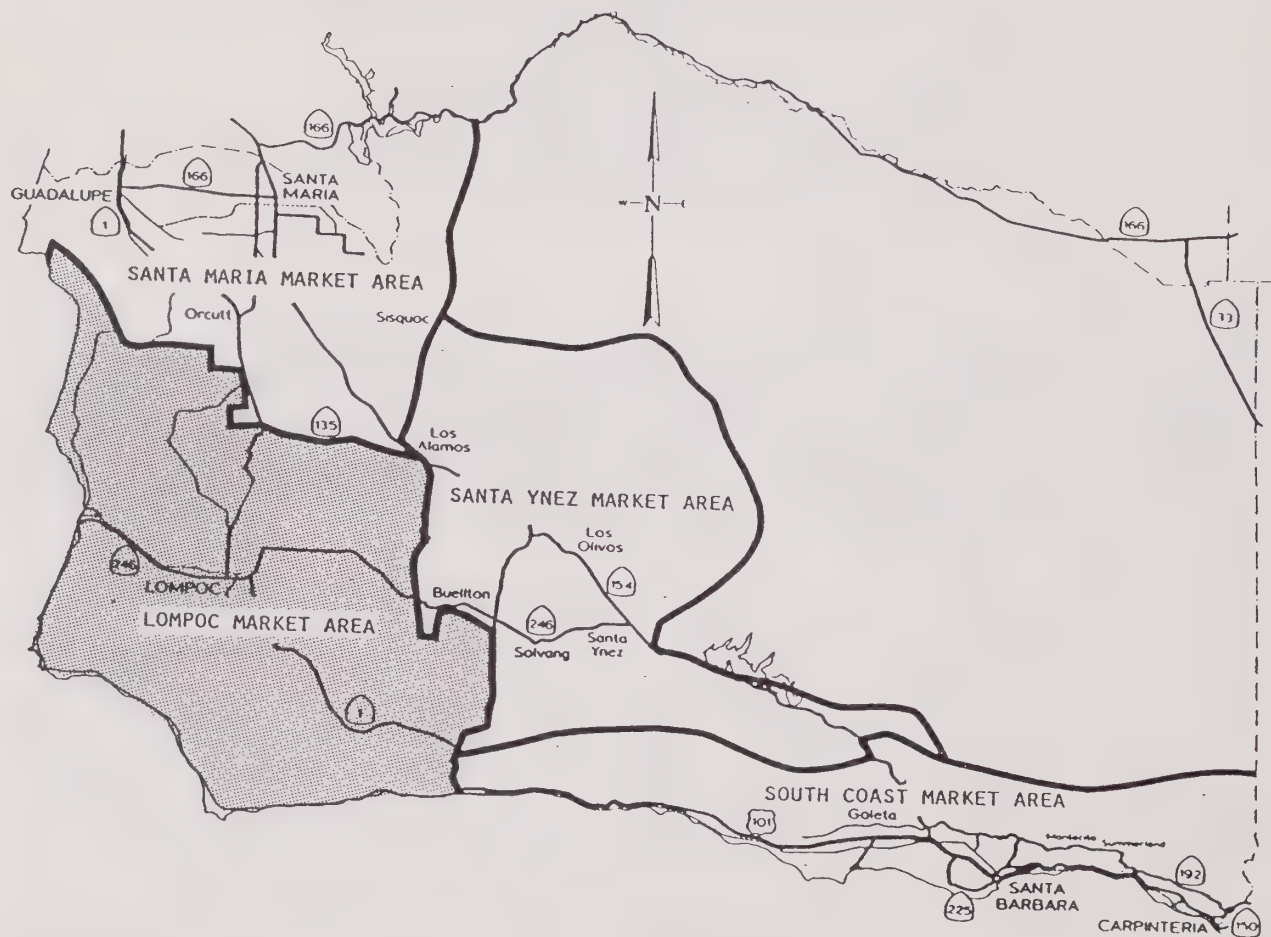


Figure 1 Housing Market Area

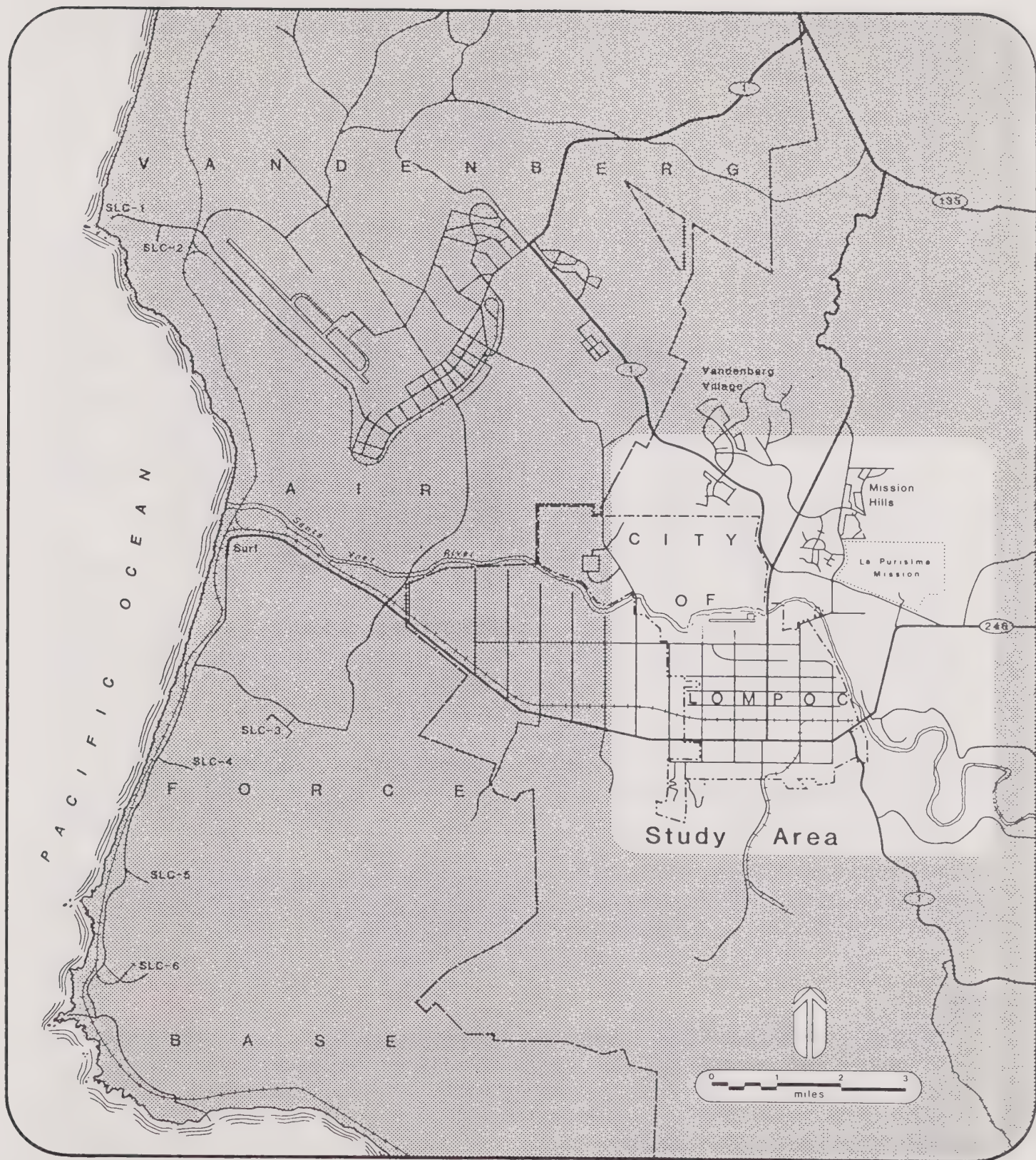
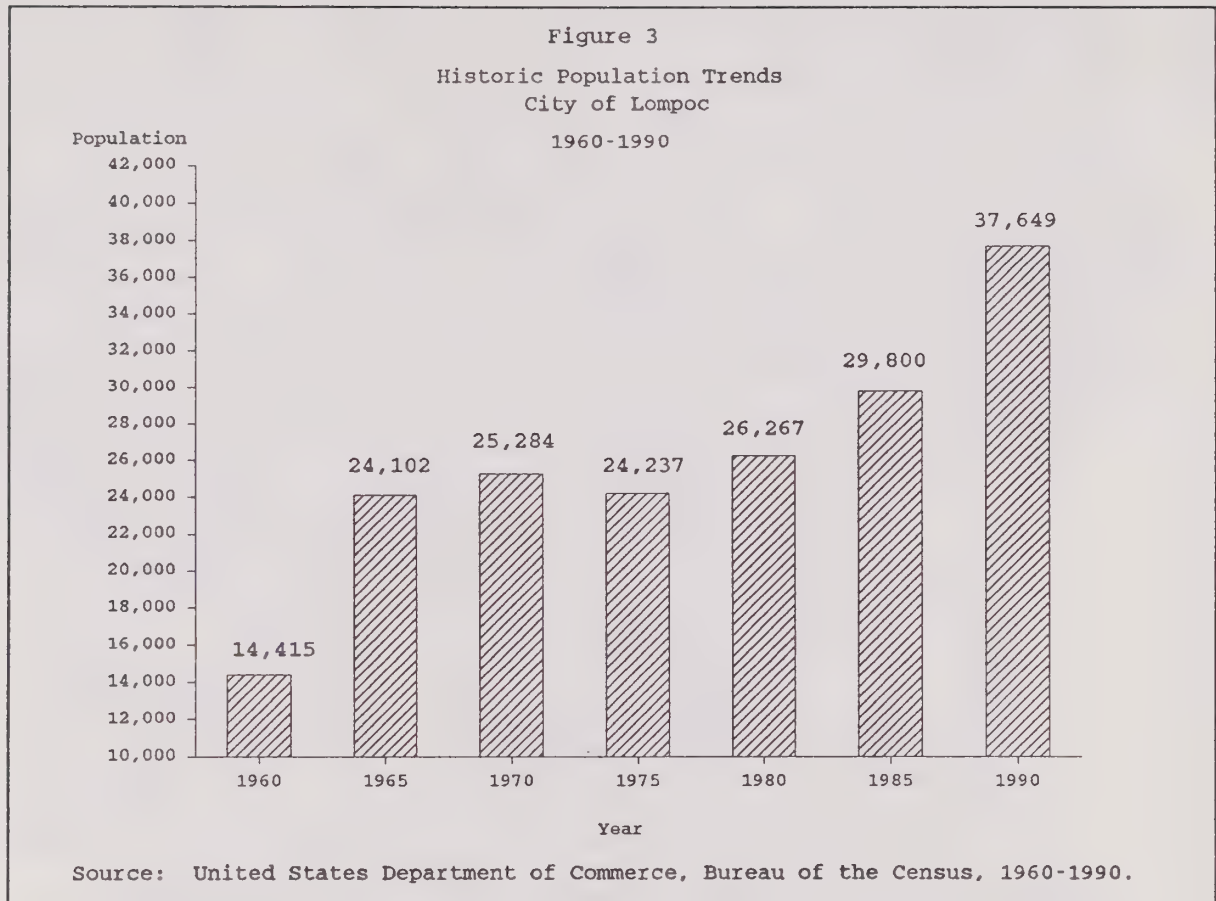


Figure 2 General Plan Study Area



Rapid population growth took place between 1960 and 1965 when the City grew approximately 10.83 percent annually. By the end of the 1960's the City had an annual growth rate of 5.78 percent for the decade. In the 1970's the annual growth rate was approximately 0.40 percent. The City's population again increased rapidly during the 1980's with an annual growth rate of 3.67 percent. By January 1, 1992, the City population reached 39,542 (2.48 percent annual growth rate from 1990-1992).³

Population Projections

The population projections for the City of Lompoc and Lompoc Valley, which reflect 1990 Census data, are presented in **Table 1**. The City is projected to grow by approximately 5600 people in the 1990's with an annual rate of 1.38 percent. Population growth within the unincorporated area of the Lompoc Valley is expected to be slower than the City (0.73 percent) and the County's growth is expected to be slightly slower as well (1.35 percent).

Table 1
Population Projections

	1990	1995	2000	2005
City of Lompoc	37,649	41,300	43,200	44,200
Unincorporated Area	20,827	21,300	22,400	23,700
Lompoc Valley HMA	58,476	62,600	65,600	67,900
Santa Barbara County	369,608	397,200	422,800	443,700

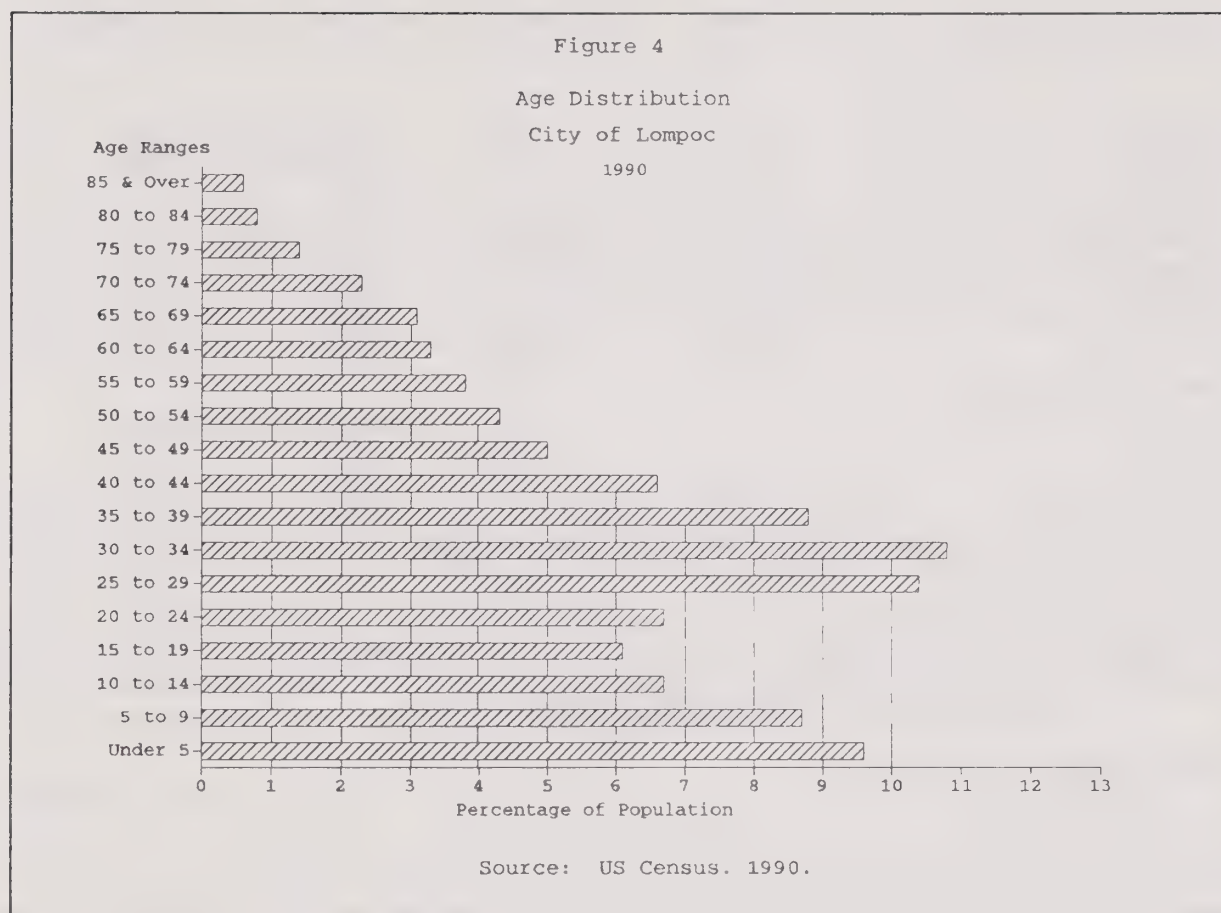
Source: SBCAG, 1992c.

Age Distribution

Examining the age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and which accommodate one or two persons per household. A younger population requires a wider variety of housing unit types. These housing types may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

The existing age distribution for the City of Lompoc is provided in **Figure 4**. The median age of Lompoc residents is approximately 31 years. Approximately 29 percent (10,903) of the City residents are 17 years or less and approximately 9 percent (3,191) are 65 years or more. Nearly 70 percent (25,700) of the City's population is under 40 years and approximately 26 percent of the population is 22 to 34 years of age.

The overall youthfulness of the community and large proportion of the population aged 22 to 34 indicates a need for affordable family housing units which can accommodate three or more individuals and affordable housing units for single adults. City residents aged 17 or under typically reside in housing units with their parents or guardians. Residents aged 22 - 34 typically earn less than older members of the work force and are creating new households, starting families and having children. In 1990 females between the ages of 20 and 34 accounted for approximately 78 percent of the annual births within Santa Barbara County.⁴



2.2 Employment Characteristics

Another factor which contributes significantly to the demand for housing in Lompoc is the amount and type of employment located within the Planning Area and at Vandenberg AFB. Lompoc houses those employed within the community as well as approximately 7 percent of Vandenberg AFB personnel.⁵ Commuter behavior and the City's jobs housing balance are discussed in the Land Use Element and projections of employment growth are discussed in the Socio-Economics Element. However, recent employment trends for the Lompoc Market Area are provided in **Table 2** to assess the availability of capital for housing expenses.

Between 1980 and 1990 there has been an approximately 15 percent increase in the amount of local jobs available. During the same time period the City's total population and the number of residents 18 or over grew by 43 percent.

Table 2
Lompoc Region Employment Trends

EMPLOYMENT SECTOR	1980	1985	1990	'80 - '90 % CHANGE
Agriculture	465	704	712	53.1
Mining*	0	0	125	125.0
Construction	392	620	700	78.5
Manufacturing	2,742	6,345	3,840	40.0
Transportation	350	495	495	41.4
Wholesale Trade	253	288	366	44.6
Retail Trade	1,814	2,780	2,835	56.2
Financial, Insurance, & Real Estate	533	370	450	(15.5)
Services	2,959	4,641	2,905	(1.8)
Government	4,519	4,176	3,640	(19.4)
TOTAL	14,027	20,419	16,068	14.5

* Employment at diatomaceous earth processing facilities is classified by SIC codes under the Manufacturing sector rather than the Mining sector.

Source: APC, 1983 and 1989.

3.0 HOUSING PROFILE

The characteristics of the City of Lompoc's households and housing stock provide information about how the existing housing supply is being utilized. Consequently, it helps identify existing community housing needs which pertain to the size, mix, distribution, condition, and cost of the housing supply.

3.1 Household Characteristics

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The vast majority of Lompoc residents live in households. According to the 1990 Census approximately 93 percent of all City residents lived in households. The remaining 7 percent were persons living in group quarters.⁶ In 1980, there were 9,380 households in the City and by 1990, this number had increased by 33 percent to 12,504 total. This amounts to a 1990 average household size of 2.81 persons, which is an increase from the 1980 average household size of 2.65 persons.

Household Tenure

Household tenure refers to the status of the occupant, whether he or she owns or rents the unit. Housing tenure provides information on turnover of occupants in a given housing unit and the affordability of the housing market. Renters tend to move more frequently than homeowners and also tend to have less money to spend on housing. Thus, the prevalence of owner-occupied households indicates stability within the housing market (i.e., less housing unit turnover) and increased homeownership affordability. Housing tenure data collected over the last 30 years indicates that the housing stock has been closely split between owner occupants and renters in the City (see **Table 3**).

Within the City there has been a small but steady increase in the number of owner-occupied households. In 1970 most households (approximately 51 percent) in Lompoc were renter occupied. In 1980 there were slightly more owner-occupied than renter-occupied households in the City. By 1990 there were almost 500 more owner-occupied than renter-occupied households in Lompoc. However, owner-occupied units still made up close to half of the total citywide households. According to the 1990 Census, owner-occupied units comprised 52 percent of all households and rental units comprised 48 percent. Owner occupancy has increased by two percent since 1980. This recent trend indicates greater stabilization within the City's housing market and increased homeownership affordability.

Table 3
City of Lompoc Household Tenure

	1970	(%)	1980	(%)	1990	(%)
Owner Occupied	3,679	49	4,714	50	6,484	52
Renter Occupied	3,885	51	4,666	50	6,020	48
Total	7,564	100	9,380	100	12,504	100

Source: US Census, 1970, 1980, and 1990.

The home ownership rate within the City has historically been less than in the County as a whole. In the County, owner-occupied households have outnumbered renter households by at least 6 percent since 1970 (see **Table 4**). However, although the proportion of homeowners is greater in the County, the City's home ownership rate increased at the same rate as the County's between 1980 and 1990 (2 percent).

Owner-occupants tend to occupy single family dwellings. According to the 1990 Census, approximately 85 percent of all owner-occupied units within the City were single family dwellings. The opposite is true for renters. Approximately 34 percent of renter-occupied units in Lompoc were single family dwellings in 1990.

Table 4
Santa Barbara County Household Tenure

	1970	(%)	1980	(%)	1990	(%)
Owner Occupied	45,146	54	57,867	53	71,053	55
Renter Occupied	38,783	46	51,448	47	58,749	45
Total	83,929	100	109,315	100	129,802	100

Source: US Census, 1970, 1980, and 1990.

Household Sizes

Household size is defined as the total number of persons, related or not, living in a housing unit. Although household size has decreased since 1970, it has increased since 1980 (see **Table 5**). The recent increase in household size is evidenced by the greater proportion of households with four or more occupants (see **Figure 5**). Between 1980 and 1990 the proportion of all households with four or more occupants has increased by four percent.

Table 5
City of Lompoc Average Household Size

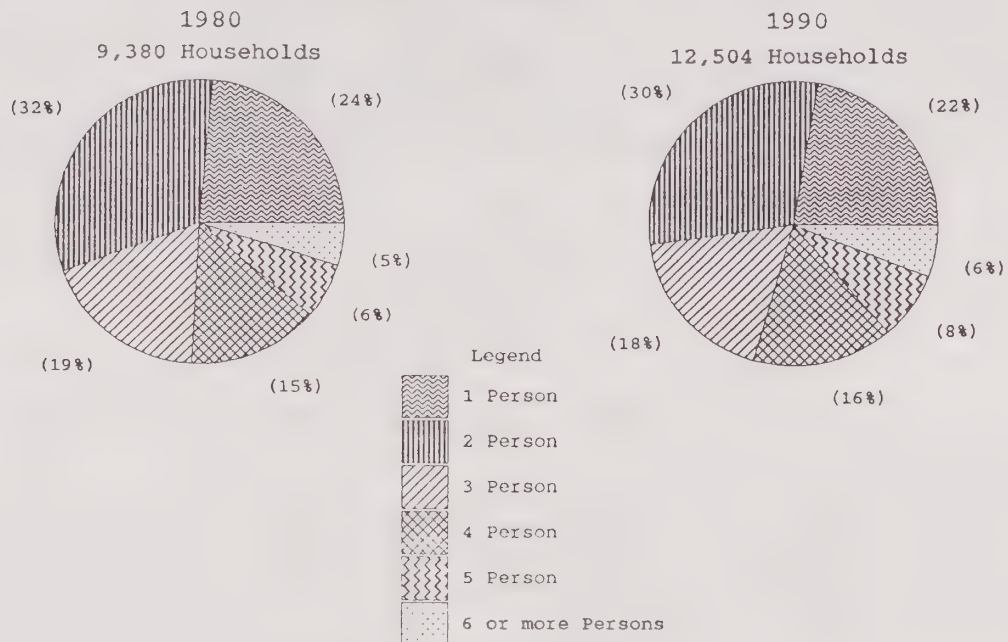
	1970	1980	1990
Household Population	24,090	24,929	35,123
Number of Households	7,564	9,380	12,504
Persons/Household	3.18	2.66	2.81

Source: US Census, 1970, 1980, and 1990.

Household Overcrowding

According to the US Census an overcrowded household is one in which there is more than one person per room, excluding the kitchen and bathrooms. Incidence of household overcrowding dropped by nearly 2 percent between 1970 and 1980 (see **Table 6**). However, it rose by approximately 6 percent between 1980 and 1990. In addition, the sharpest rise came in the number of households with 1.51 or more persons per room. Overcrowding in Lompoc has been increasing since 1970. Between 1970 and 1980 the incidence of overcrowded households with 1.51 or more persons per room increased by approximately 13 percent. Between 1980 and 1990 the incidence of overcrowded households with 1.51 or more persons per room rose an additional 15 percent and accounted for 52 percent of all overcrowded households. The increased overcrowding among Lompoc households demon-

Figure 5
Distribution of Household Sizes
City of Lompoc



Source: US Census. 1980 and 1990.

strates a need for additional housing space. Household overcrowding also indicates that there is a shortage of income necessary to move to larger accommodations. Housing space appears to be priced at a premium. Households are adjusting by settling for less space rather than buying more space.

Overcrowding is more prevalent among renter-occupied households than owner-occupied households. In 1980 approximately 74 percent of all overcrowded households were renter-occupied. By 1990 the proportion of overcrowded households which were renter-occupied rose to approximately 79 percent. Approximately 18 percent of all renter households (1,069 of 6,020) were overcrowded in 1990. This indicates that overcrowded households in Lompoc tend to be renter-occupied and that a substantial number of Lompoc renters (approximately 3,100) are living in overcrowded conditions.⁷

Table 6
City of Lompoc Overcrowded Households

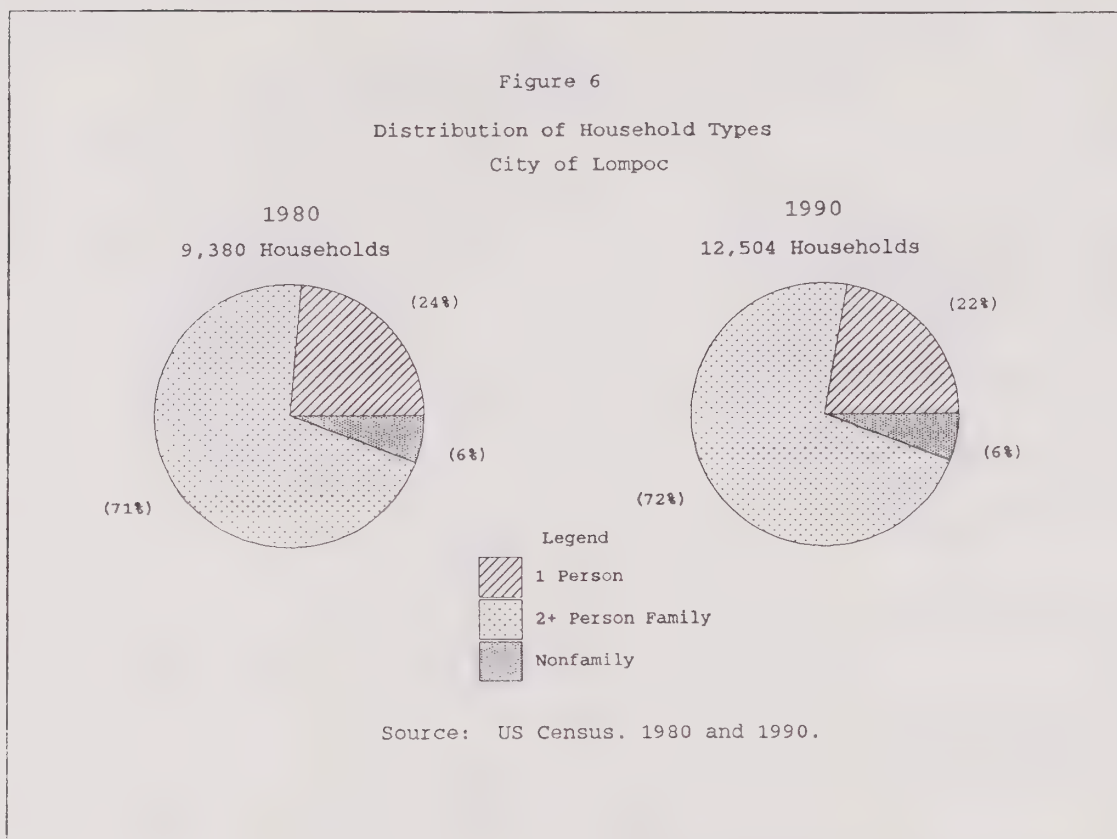
	1970	1980	1990
Total Households	7,564	9,380	12,504
Households With 1.01 - 1.50 Persons Per Room	396	311	653
Households With 1.51 or More Persons Per Room	127	181	708
All Overcrowded Households	523	492	1,361
Percentage of All Households Which Are Overcrowded	6.9	5.2	10.9

Source: US Census, 1970, 1980, and 1990.

Household Types

The distribution of household types has changed very little over the past ten years. The majority of households in Lompoc are family households. In fact family households make up approximately 70 percent of all households in the City (see **Figure 6**). The second most common household type are one-person households which make up 22 percent of all households. The remaining households are nonfamily households (two or more unrelated persons) and account for 6 percent of all households.

Family household sizes are significantly larger than all other households. According to the 1990 Census, the average household size for all households citywide was 2.81 persons while the average family household size was 3.28 persons. Family households composed approximately 70 percent of all households but accounted for approximately 85 percent the City's household population (see **Table 7**) and nonfamily households composed approximately 30 percent of all households but accounted for approximately 15 percent the City's household population. Consequently, family households require more space and larger housing units than nonfamily households to avoid overcrowded conditions.



Household Income

The California Department of Housing and Community Development (HCD) defines household income groups and the US Department of Housing and Urban Development (HUD) calculates income levels relative to the county median for these groups. There are four household income group categories: very-low, low, moderate, and above-moderate income. Very-low income households are households with incomes less than 50% of the area median income; low income

Table 7
City of Lompoc Household Population Distribution

Household Type	1980 (%)		1990 (%)	
Nonfamily	3,407	14	4,546	13
Family	21,522	86	30,577	87
	24,929	100	35,123	100

Source: US Census, 1980 and 1990.

Table 8
Santa Barbara County Maximum Household Income Limits
1992

Income Group	Number of Persons In Household				
	1	2	3	4	5
Very low	\$17,200	\$19,700	\$22,150	\$24,600	\$26,550
Low	\$27,000	\$30,900	\$34,750	\$38,600	\$41,700
Median	\$34,450	\$39,350	\$44,300	\$49,200	\$53,130
Moderate	\$41,350	\$47,250	\$53,150	\$59,050	\$63,750
Above Moderate	> \$41,350	> \$46,550	> \$52,400	> \$59,050	> \$63,750

Source: HCD, 1992

households are households with incomes between 51-80% of the county median income; moderate income households are households with incomes between 81-120% of the county median income; and above- moderate income households have incomes above 120% of the county median income. The 1992 income limits available for Santa Barbara County are listed (see **Table 8**). HUD, HCD, Santa Barbara County Housing Authority, and the City use these income limits to determine eligibility for publicly-funded housing assistance programs.

Available household income is one of the most critical factors influencing the demand for housing. The 1980 and 1990 distribution of very-low, low, moderate, and above-moderate income households in Lompoc is provided in **Table 9**. Lompoc household income information from the 1980 and 1990 Census shows that the proportion of very-low income households within the City has decreased by approximately 3 percent between 1980 and 1990 (from 29 to 26 percent). The proportion of low income households in Lompoc increased by an identical 3 percent between 1980 and 1990 indicating that the increase came from households who were previously very-low income. The proportion of moderate income households dropped by eight percent between 1980 and 1990. However, the proportion of above-moderate households increased by an identical 8 percent during the same period. Therefore, there was a shift to higher income categories evident for both the very-low and moderate income households between 1980 and 1990. Yet, household incomes in Lompoc are lower than countywide incomes. According to the 1990 Census, the 1990 median household income for Lompoc was \$31,702. This represents approximately 89 percent of the median countywide household income (\$35,677). The income disparity is even greater

Table 9
City of Lompoc Household Income Distribution

Income Level	1980 ⁸		1990 ⁹	
	Household Number	(%)	Household Number	(%)
Very low	2,720	29	3,251	26
Low	1,501	16	2,376	19
Moderate	1,876	20	1,500	12
Above Moderate	<u>3,283</u>	<u>35</u>	<u>5,376</u>	<u>43</u>
	9,380	100	12,504	100

Sources: SBCAG, 1992a and HCD, 1988.

for family households. The 1990 median family household income for Lompoc (\$35,321) represents approximately 86 percent of the countywide family household income (\$41,289).

Government agencies, lenders, and landlords generally consider a household eligible to rent or buy if monthly payments do not exceed 30 percent of total household income. According to 1990 Census information 4,098 households currently are overpaying (paying over 30% of household income on direct housing costs) for housing within the City (see **Table 10**). This

Table 10
City of Lompoc Household Overpayment - 1990¹⁰

Household Income	Renter Occupied Households		Owner Occupied Households		Total Households	
	Number	(%)	Number	(%)	Number	(%)
Very low	1,856	70	240	17	2,096	51
Low	497	19	248	17	745	18
Moderate	265	10	283	20	548	13
Above Moderate	<u>46</u>	<u>2</u>	<u>663</u>	<u>46</u>	<u>709</u>	<u>17</u>
	2,664	101	1,434	100	4,098	99

Source: US Census, 1990 and HCD, 1988.

represents approximately 33 percent (4,098 / 12,504) of all households citywide. Most households (65 percent) which overpay for housing are renter households. Approximately 89 percent of renter households which overpay are lower income households (households in the very-low and low income categories). Less than half (approximately 35 percent) are owner households. In addition, approximately 34 percent of all owner households which overpay are lower income households.

Household overpayment has a direct effect upon the standard of living for community residents. Households which overpay for housing have fewer dollars available for other necessities such as food, clothing, and healthcare. Very-low and low income residents have the tightest budgets are more adversely affected by housing overpayment than higher income households. That is, above-moderate households can afford to spend more than 30 percent of household income on housing since they have more discretionary dollars which are not earmarked for basic necessities. Consequently, above-moderate income households normally overpay for housing by choice. In addition, lower income renter-occupied households do not have the option of selling their home (or borrowing against equity) to raise additional capital in the event of an emergency. Owner-occupied households have the option of selling or renting a portion of their home to offset unexpected expenses.

3.2 Housing Characteristics

The housing characteristics discussed below identify the existing and future needs associated with the City's housing supply.

Housing Quantity and Type

The supply of housing in Lompoc has increased sharply since 1970 (see **Table 11**). Between 1970 and 1980 the housing stock increased by approximately 24 percent. Between 1980 and 1990 the supply increased by 3,384 units or an additional 34 percent.

Table 11
City of Lompoc Housing Supply

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total Units	7,997	9,877	13,261
Units Added	—	1,880	5,264
Percent Change	—	23.5	65.8

Source: US Census, 1970, 1980, and 1990.

Table 12
City of Lompoc Housing Stock Composition

Type	1990 ¹¹ Total Units	1990-91 ¹² Units Added	Total Units	(%)
Single Family:				
Detached	6,973	172	7,145	52.7
Attached	873	0	873	6.4
Multi-Family:				
2-4 Plexes	1,938	9	1,947	14.4
5 or More Units ¹³	2,552	105	2,657	19.6
Mobile Homes	925	0	925	6.8
Totals	13,261	286	13,547	99.9

Source: US Census, 1990; DOF.

In 1990 there were over 13,500 housing units within the City (see **Table 12**). The majority (approximately 53 percent) of these units were single family detached units. In fact, single family units (detached and attached) made up approximately 60 percent of the housing supply. Multi-family units comprised approximately 34 percent of the housing stock and mobile homes accounted for approximately 7 percent. During 1990 and 1991 the City's housing supply increased by 286 units or approximately 2 percent.

Housing Age

Approximately 62 percent of the City's fixed-housing stock (i.e., total housing units minus mobile homes) was built prior to 1970. As of 1990, approximately 25 percent (3,116 units) of the City's fixed-housing stock was more than 30 years old (see **Table 13**). By the year 2000, 62 percent (7,817 units) of the 1990 fixed-housing stock will be more than 30 years old. Although regular maintenance can prolong the life of the older homes beyond 30 years, the passage of time will increase the cost and magnitude of needed housing repairs. Generally, housing units over 40 years old require large financial expenditures to prolong their useful life and prevent substantial deterioration. Older homes may need electrical rewiring, modernized plumbing systems and new foundation work. Given the age of the existing housing stock, periodic ongoing maintenance is critical to prevent significant deterioration and protect the existing housing supply.

Table 13
City of Lompoc Housing Stock Age¹⁴

<u>Year of Construction</u>	<u>Units</u>	<u>Percent</u>
1990 - 1991	286	2.3
1980 - 1989	2,351	18.8
1970 - 1979	2,060	16.5
1960 - 1969	4,701	37.6
1950 - 1959	1,794	14.3
1940 - 1949	665	5.3
Before 1940	<u>657</u>	<u>5.2</u>
Total	12,514	100.0

Sources: US Census, 1980 and 1990; DOF; Lompoc Building Department Records, 1990 - 1991.

Housing Condition

Although a large proportion (approximately 62 percent) of the City's housing stock was constructed prior to 1970, it appears to be well-maintained. The City conducted study in 1991 to evaluate the condition of the existing housing stock (see **Appendix A** for methodology). Housing unit conditions were rated using four classifications: A, B, C, or D. Generally, units rated "A" were in satisfactory condition or better, with no visible existing repair needs; units rated "B" required minor rehabilitation to be restored to an "A" condition; units rated "C" required major rehabilitation to be restored to an "A" condition; and units rated "D" were dilapidated and required replacement.

A total of 8,864 housing units or approximately 65 percent of the City's housing stock was surveyed. Units built after 1972 (approximately 4,580) were not surveyed, since were assumed to be rated "A" because they were less than 20 years old and hence were built in compliance with the Uniform Building Code. The findings of the study are provided in **Table 14**.

Table 14
Housing Condition Study Findings

Housing Type	Housing Condition				Total Units
	A	B	C	D	
Single Family	6,658 83%	1,231 15%	119 2%	10 .01%	8,018
Multi-Family	3,874 84%	609 13%	113 2%	8 .02%	4,604
Mobile Home	815 88%	103 11%	7 1%	N/A -	925
All Units	11,347 84%	1,943 14%	239 2%	18 .01%	13,547 100%

The study found that 84 percent of the City's housing stock was well-maintained and appeared in adequate or better condition. Most of these units have been recently built and received steady maintenance. The regularity of future maintenance will determine whether these units remain in "A" condition or slip to "B" condition.

Approximately 16 percent of the City's housing (2,182 units) appeared in need of some form of rehabilitation ("B" and "C" units). The vast majority of units requiring rehabilitation were in "B" condition and appeared in need of relatively small financial expenditures (under \$10,000) to be considered in "A" condition. However, these "B" condition units (1,943) are in the early stages of deterioration. They are units which can be repaired and provide a long-term source of quality housing or can deteriorate further and become beyond reasonable economic repair. Various factors determine whether "B" condition units slip to "C" condition. These factors include: the severity and urgency of the repair needs, the willingness of owners to make needed repairs before they become critical, the availability of private funds to spend on housing repairs, and the ability of the City to obtain and allocate public funds for those in need of financial or technical assistance.

Approximately two percent of the City's housing stock (257 housing units) was severely deteriorated, requiring a large expenditure of funds (more than \$10,000) to repair. In fact, in at least 18 cases housing units appeared to have deteriorated beyond reasonable economic repair and needed to be replaced.

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as dangerous playgrounds for children or in some cases

Table 15
City of Lompoc Vacancy Rates by Tenure

	1970	1980	1990
Homeowner Vacancy Rate	2.1	4.9	1.4
Rental Vacancy Rate	6.9	5.1	7.6
Overall Vacancy Rate	5.4	5.0	5.7

Source: US Census, 1970, 1980, and 1990.

centers for criminal activity. In addition, "C" and "D" condition units can decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

Vacancy Rate

Vacancy rates provide a quantifiable measurement of excess housing supply. Vacant units are the portion of the City's housing stock which is unoccupied. The rule of thumb is that a 4.5% to 5.0% vacancy rate indicates a good balance of supply and demand in the housing market. Vacancy rate information is provided by the US Census and is monitored monthly by the City via its electric meters (electric meters are turned off when a unit is vacant). The total overall vacancy rate in the City was 5.7 percent according to the 1990 Census (see **Table 15**). The Census data also indicates that vacancy rates have customarily been higher for renter-occupied units than owner-occupied units.

Information from the City's Electric Meter Vacancy Rate Program shows a great deal of vacancy rate variation by housing type in the 1987-1991 time period (see **Table 16**). Multi-family dwellings had the highest vacancy rate (between 9.3 and 13.5 percent). However, the vacancy rate for these units steadily decreased by approximately 4 percent during this period. Single-family attached dwellings had next highest vacancy rate (between 4.7 and 6.0 percent) during the same period and also decreased without interruption. Single-family detached dwellings had a relatively low vacancy rate (between 2 and 3 percent). Overall, the City's vacancy rate decreased by 2 percent between 1987 and 1991.

Table 16
City of Lompoc Vacancy Rates by Housing Unit Type

Unit Type	----- Percent Vacant -----				
	1987	1988	1989	1990	1991
SFD Detached	2.8	2.7	2.9	2.6	2.3
SFD Attached	6.0	6.0	5.4	4.7	4.7
MFD	<u>13.5</u>	<u>13.2</u>	<u>11.8</u>	<u>10.3</u>	<u>9.3</u>
Total	7.4	7.3	6.7	5.9	5.4

Source: City of Lompoc, 1992b.

Housing Cost

Housing cost includes the market price of housing units available to prospective buyers and renters as well as the cost of basic utility expenses (i.e., electric, gas, water, and refuse). The 1990 Census identifies the median value of owner-occupied units in the City as \$144,600. The majority of housing units (51 percent) were valued between \$125,000 and \$175,000 (see Table 17).

Table 17
City of Lompoc Owner-Occupied Housing Values

<u>Value</u>	<u>Percent</u>
< \$100,000	11.4
\$100,000 - 124,999	15.0
\$125,000 - 149,999	30.0
\$150,000 - 174,999	21.0
\$175,000 - 199,999	11.7
> \$200,000	<u>10.9</u>
	100.0

Source: US Census, 1990.

Table 18
City of Lompoc Average Home Sale Prices

No. of Bedrooms	1985	1990	Average Annual Percent Change ¹⁵
2 Bedrooms	\$77,920	\$126,661	10.2
3 Bedrooms	\$89,966	\$146,308	10.2
4 Bedrooms	\$101,113	\$164,696	10.2

Source: Lompoc Valley Board of Realtors.

Home sales information indicates that prices have increased by approximately 12.5 percent annually between 1985 and 1990 (see **Table 18**). The rate of price appreciation was the same for 2-, 3-, and 4-bedroom homes during this five year period.

There are wide housing price ranges within Lompoc for 2-, 3-, and 4-bedroom homes (see **Table 19**). These ranges provide prospective homeowners with a high degree of financial flexibility and choice when shopping for homes. Although 2 bedroom houses/condominiums average approximately \$127,000, there is a \$95,000 range between the least-costly and most-costly housing unit. The housing price ranges are even more substantial for 3-and 4-bedroom units. Housing prices vary by \$182,000 for 3-bedroom units and \$165,000 for 4-bedroom units.

Table 19
City of Lompoc Home Sale Prices - 1991

Unit Type	Average Price	Price Range	Range Size
2 Bdrm	\$127,000	\$ 80,000 - \$175,000	\$95,000
3 Bdrm	\$147,000	\$105,000 - \$287,000	\$182,000
4 Bdrm	\$163,000	\$115,000 - \$280,000	\$165,000

Note: Home sale prices have been rounded to the nearest thousand dollars.

Source: Lompoc Valley Board of Realtors.

Table 20
City of Lompoc Contract Rent - 1990

<u>Contract Rent</u>	<u>Percent</u>
< \$200	6.5
\$200 - 349	11.2
\$350 - 499	42.0
\$500 - 649	25.1
> \$650	<u>15.2</u>
	100.0

Source: US Census, 1990.

According to 1990 Census the median rent (excluding utilities) for housing within Lompoc was \$463. Most rental housing in Lompoc (67 percent) was priced from \$350 to \$650 (see **Table 20**). However, the largest proportion of rental housing (42 percent) was priced between \$350 and \$500.

Two important factors which influence the price of rental housing are housing size (number of bedrooms) and type of housing (e.g., detached house, condominium, or apartment). A rental housing price survey was conducted in February 1992 to evaluate how prices vary by size and type of unit (see **Table 21**). As expected, larger units are generally more expensive than smaller units. In addition, condominiums and detached houses tend to be more expensive than apartments with the same number of bedrooms. The widest price ranges were found among two-and three-bedroom units. Rental prices for two-and three-bedroom units varied by \$600 and \$500 respectively. Consequently, the highest degree of choice in terms of price is available to those seeking two-and three-bedroom units.

Table 21
City of Lompoc Rental Prices - 1992

<u>Housing Size</u>	<u>Apartments</u>	<u>Condominiums</u>	<u>Detached Houses</u>
1 Bedroom	\$350 - 475	---	---
2 Bedroom	\$400 - 560	\$500 - 1000	\$550 - 600
3 Bedroom	\$500 - 600	\$650 - 900	\$600 - 1000
4 Bedroom	---	---	\$800 - 1150

Note: Prices are monthly rate ranges at different locations.

Source: City of Lompoc, 1992c.¹⁶

Table 22
City of Lompoc Average Monthly Housing Utility Expenses - 1992

Housing Type	Water	Sewer	Electric	Gas	Refuse	Total
Single-Family	\$29.01	\$15.49	\$32.10	\$31.47	\$12.94	\$121.01
Multi-Family	15.28	11.78	32.10	20.95	12.94	93.05
Mobile Home	10.47	11.78	16.00	26.22	12.94	77.41

Sources: Southern California Gas Company and City Public Works Department, June 1992.

Rental housing cost is also influenced by utility costs. The cost of water, sewer, and refuse service is normally included within the rental price for apartments in Lompoc. However, these costs were normally not included in the rental price of condominiums and detached houses. Electric and gas service is also not normally included in the rental price of Lompoc apartments, condominiums, and detached houses. Average monthly utility expenses for the City are provided in **Table 22**.

Monthly utility expenses can account for as much as 10 to 20 percent of the total rental housing cost of certain units. For example, the average monthly utility cost for a single-family dwelling (\$121.01) renting for \$575 accounts for approximately 21 percent of the total monthly housing cost. The average monthly cost of electric and gas service for a multi-family dwelling (\$53.05) renting for \$350 accounts for approximately 15 percent of the total monthly housing expenses.

Housing Affordability

In 1990, State and Federal standards for housing overpayment were based on an income-to-housing ratio of 30 percent and above. Households paying greater than this amount have less income left over for other necessities, such as food, clothing, and health care. It is recognized, however that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

The 1990 Census identifies households paying greater than 30 percent of income for housing. As expected, the lower the income group, the greater the proportion of households overpaying for housing. Among households earning less than \$10,000, 73 percent overpaid for housing; whereas 65 percent in the \$10,000 - \$19,999 category overpaid; 33 percent in the \$20,000 - \$34,999 category overpaid; and only 15 percent earning more than \$35,000 overpaid. In total, an estimated 33 percent of Lompoc's households in 1990 were overpaying for housing.

The distinction between renter and owner housing overpayment is important because while homeowners may overextend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters on the other hand, are generally limited to the rental market, and need to pay the rent established by the market. According to the 1990 Census, of the 1,372 households with incomes less than \$10,000, 1,154 were renter households and only 218 were owner households. This discrepancy reflects the tendency of renter households to have lower incomes than owner households.

Ownership Affordability

Homeownership affordability is a function of two variables: a buyer's borrowing capacity and the market price of homes for sale.

The majority of prospective home owners finance acquisition of housing by obtaining a mortgage. The process of qualifying for a mortgage includes an assessment of a variety of financial factors, including personal credit history, outstanding debt, and employment stability. The three most important factors influencing borrowing capacity and hence homeownership affordability are discussed below.

The first factor is the household's expense ratio. This ratio is the percentage of gross household income that is needed to pay housing expenses. It is an important measure of borrowing capacity and thus helps determine a prospective homebuyer's price range. Government agencies, lenders and real estate industry officials generally consider a household eligible to buy if monthly payments (including mortgage payments, taxes, and insurance) do not exceed 30 percent of a household's gross adjusted income (gross income less any outstanding debt).¹⁷

A second factor is the amount of money available for a down payment. The size of the down payment establishes the initial buyer's equity level in the property which in turn affects the size of the amount financed. A conventional loan requires a 10 to 20 percent down payment. This requirement can be extremely formidable. Based upon 20 percent, the down payments required on average priced 2, 3, and 4 bedroom housing units in Lompoc (refer to Table 19) are approximately \$25,000, \$29,000, and \$33,000 respectively. However, a household with a sufficiently large monthly income may be allowed to decrease necessary down payments to 5 or 10 percent provided that mortgage insurance is purchased. In addition, the Federal Housing Administration (FHA) and US Department of Veterans Affairs provide qualified first-time home buyers with reduced down payments.¹⁸ These programs are frequently utilized by Lompoc households. Consequently, down payments made within Lompoc average between 5 or 10 percent.

A third factor is the prevailing interest rate. The interest rate establishes the cost of borrowing and determine the size of monthly housing payments over the life of the loan. Traditionally, home loans have been made at a fixed rate for a 30 year period. However, since the early 1980's adjustable rate mortgages have become more common. The main advantage of adjustable rate mortgages is that they provide home owners with lower interest rates than fixed interest loans during the early years of the loan. This enables buyers who expect their incomes to rise to qualify for higher mortgages than would be possible with a

Table 23
Effect of Interest Rates on Borrowing Capacity

Maximum Affordable Payment	7%	8%	9%	10%	11%	12%
	----- (\$ 0 0 0 ' s) -----					
\$800	100	92	85	78	73	68
\$1,000	125	114	106	98	91	86
\$1,200	150	137	127	118	110	103
\$1,400	175	160	148	137	128	120

Notes: Calculations are based on a 30 year mortgage.

The maximum affordable payment is equal to 30% of monthly income and includes the cost of insurance and taxes.

Source: Wells Fargo Bank, 1989.

fixed interest loan. In exchange for this benefit, adjustable rate borrowers accept greater uncertainty about the size of future monthly mortgage payments. Yet regardless of the type of loan, interest rates help determine the amount of money a prospective buyers can afford to borrow.

Loan amounts are extremely sensitive to changes in interest rates. The effect of interest rates on loan amounts is illustrated in **Table 23**. Higher interest rates decrease borrowing capability while lower interest rates expand borrowing capability. A one percent change in interest rates can increase or decrease loan amounts by as much \$4,000 to \$15,000. The larger a household's maximum affordable payment the larger the effect of interest rate fluctuations. For example, a one percent increase in interest rates from 9 to 10 percent would decrease the loan amount available to a household with maximum affordable payment of \$800 by \$7,000 (from \$85,000 to \$78,000). The same one percent increase would decrease the loan amount available to a household with a maximum affordable payment of \$1,400 by \$11,000 (from \$148,000 to 137,000).

Homeownership in Lompoc is affordable for low and moderate income households (provided a sufficient downpayment is available). In 1991 the median income for a four-person household in Lompoc was \$48,500.¹⁹ Average 1991 prices for 2-, 3-, and 4-bedroom housing units were approximately \$127,000, \$147,000 and \$163,000 respectively

Table 24
Home Ownership Affordability
For Median Income Four-Person Household in 1991

Home Price	Down-payment ¹	Loan Amount ²	Total Monthly Cost ³	Gross Monthly Income ⁴	Percent of Median Income ⁵
\$100,000	\$10,000	\$90,000	\$727	\$2,422	59.9%
\$120,000	\$12,000	\$108,000	\$873	\$2,911	72.0%
\$140,000	\$14,000	\$126,000	\$1,020	\$3,399	84.1%
\$160,000	\$16,000	\$144,000	\$1,166	\$3,888	96.3%
\$180,000	\$18,000	\$162,000	\$1,313	\$4,377	108.3%
\$200,000	\$20,000	\$180,000	\$1,460	\$4,865	120.4%

¹ Down payment = 10% of home price.

² Loan amount = 90% of home price.

³ Total monthly cost is rounded to the nearest dollar and includes the monthly loan payment (30 year fixed loan at 9%), taxes (1.10%), and insurance (0.02%).

⁴ Gross monthly income = total monthly cost divided by .30 and rounded to the nearest dollar.

⁵ 1991 median household income provided by the HCD for Santa Barbara County was \$48,500. Lompoc's median household income was 89% of the County's according to the 1990 Census.

(see **Table 19**). The average price for a 2-bedroom home in Lompoc was affordable for a household earning less than 80 percent of the Santa Barbara County median household income (see **Table 24**). The average price for a 3-or 4-bedroom home was affordable for a four-person household earning less than 120 percent of the County median income.

Rental Affordability

Rental housing affordability is primarily a function of market prices, gross household income, and household size. Rental prices are discussed above (see **Table 21**). As mentioned previously, the accepted income-to-housing ratio for rental housing affordability is 30 percent. Although affordability assessments do not always include a utility allowance, it is more realistic to do so because the cost of utility expenses can make up a significant proportion of monthly rental housing cost.

Table 25
Income Needed To Rent Market Rate Housing

	Rent Level	Utility Allowance	Gross Rent	Affordability Standard	Monthly Income Needed
1 Bdrm Apt	\$350	\$45	\$395	30%	\$1,317
2 Bdrm Apt	\$400	\$50	\$450	30%	\$1,500
3 Bdrm Apt	\$500	\$55	\$555	30%	\$1,850
3 Bdrm House	\$600	\$100	\$700	30%	\$2,333
4 Bdrm House	\$800	\$100	\$900	30%	\$3,000

The affordability of a housing unit can be determined by the gross monthly income needed relative to the proportion of the countywide median income. **Table 25** provides gross monthly incomes needed for rental housing at 1992 market rates (\$350 - \$800) in Lompoc given utility costs within the City. For example, a 2-bedroom apartment with a gross rent of \$450 per month would require a minimum monthly income of \$1,500 to be affordable. **Table 26** measures the affordability of needed monthly incomes relative to countywide median income levels for different household sizes. Thus, the 2-bedroom apartment which requires a monthly income of \$1,500 would be affordable to a low income one-person household (earning 53% of median income) or a very-low income two-person household (earning 46% of median income).

Table 26
County of Santa Barbara
Rental Affordability For Median Income Households

Monthly Income Needed	----- Proportion of Median Income -----				
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
\$1,317	47%	41%	36%	33%	30%
\$1,500	53%	46%	41%	37%	34%
\$1,850	65%	57%	51%	46%	42%
\$2,333	82%	72%	64%	58%	53%
\$3,000	106%	93%	82%	74%	69%

Note: This table uses 1991 HCD median income limits for Santa Barbara County. Lompoc's median household income was 89% of the County's according to the 1990 Census.

Assisted Housing

Three assisted housing developments in which affordability controls are due to expire by 2002 are located within the City (see **Table 27**). These affordability controls currently apply to a total of 126 units city-wide. Laurel Springs Apartments currently contain 19 assisted units. These units were required to be set aside for occupancy by very-low and low income households. The affordability control was imposed as a condition of the revenue bond agreement used to finance construction of the development. The City has loaned CDBG funds to the Lompoc Housing Assistance Corporation (LHAC), a nonprofit corporation, in order to purchase a partnership interest in the 94 unit apartment complex and secure rental affordability controls until sale as condominiums in 1996. At that time, LHAC participation will secure a buydown credit on 20 percent of the units to preserve the assisted units for an additional 30 year period.

The Ravenswood apartment complex contains 40 assisted units. These units were also required to be set aside for occupancy by very-low and low income households. The affordability control was imposed as a condition of the revenue bond agreement used to finance construction of the development. As of 1992, the City had not taken actions to conserve these assisted units prior to their conversion to market rate prices in 1996.

Affordability controls which apply to Park Place apartments limit rents to amounts affordable to households earning below 120 percent of median countywide income thresholds. As of 1992, market prices satisfy the affordability controls on the assisted Park Place apartments.

Table 27
Assisted Housing At Risk of Losing Affordability Controls
1992 - 2002

Project Name And Address	Number of Units	Income Affordability Restriction	Mechanism; Year of Termination
Laurel Springs Apartments 812 W. Laurel Ave.	9 10	Very low Low	Bond Agreement; 1996 or upon sale thereafter
Ravenswood Apartments 401 W. Pine Ave.	20 20	Very low Low	Bond Agreement; 1996 or upon sale thereafter
Park Place Apartments 1300 N. "L" St.	67 ----- 126 Units	Moderate	Density Bonus; 2001

4.0 HOUSING NEEDS

4.1 Existing Housing Needs

Reduction of Overcrowding

Household overcrowding currently affects approximately 11 percent of the households within the City. More than half (52 percent) of these households live in units with more than 1.5 persons per room (excluding bathrooms and kitchen). A sufficient supply of vacant housing units exists to alleviate overcrowded conditions among smaller household sizes. However, insufficient income is available for these households to move to larger units. In addition, household size has begun to rise after a steep decrease between 1970 and 1980 which has compounded overcrowding conditions. This is most apparent among large households with five or more occupants. Job creation and assistance with down payments and security deposits are needed to promote homeownership and relieve overcrowding.

Housing Rehabilitation

More than 2000 housing units are currently in need of at least minor rehabilitation. Approximately, 200 of these units require major rehabilitation with expenditures of more than \$10,000.

Housing Affordability

Although housing prices are affordable in terms of the Santa Barbara County HUD income limits, citywide average per capita household income is currently approximately 76 percent of the average countywide figure. Consequently units considered affordable to certain income groups countywide are not affordable to Lompoc households. This is evident to many households in Lompoc who currently overpay for housing (i.e., spend in excess of 30 percent of household income on housing). Approximately 33 percent of all Lompoc households or one in every three households citywide overpays for housing. Additionally, 69 percent of the households which overpay are very-low and low-income households which can least afford to spend more than 30 percent of household income on housing. Mortgage refinancing (during periods of historically low interest rates) can help improve housing affordability for homeowners. However, new job creation, higher wage jobs, as well as a greater supply of lower cost housing are needed to improve housing affordability for renters and homeowners.

4.2 Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Lompoc, these "special needs" households include the elderly, handicapped persons, large households, female-headed households, farmworkers, and the homeless.

Elderly

The special needs of many elderly households result from low fixed- incomes, physical disabilities, and dependence needs. Consequently, the elderly often have increased needs for housing which incorporates enhanced accessibility features (e.g., hand rails or no stairs), provides security, and requires minimal maintenance. Additionally, locating housing for the elderly near neighborhood shopping, medical services, churches, and senior recreation and service facilities will help meet the special needs of a portion of the elderly population. For the purposes of this Housing Element, "elderly" are defined as those persons 65 years of age and older.

The 1990 Census counted 3,191 elderly Lompoc residents which accounted for approximately 8 percent of the City's total 1990 population. Approximately 95 percent (3,043) of the elderly population live in households and the remaining 5 percent (148) live in group quarters (e.g., elderly residential care facilities). The majority of the elderly population (66 percent or 2,020 individuals) living in households, live within family households (e.g., with a spouse or other relatives) which can provide a support system to assist with household chores or errands. The remaining nonfamily household population (1,023 individuals) is comprised primarily of females who live alone (737 individuals out of 1,023 or 72 percent). The majority of the elderly population (65 percent) are aged 65 to 74. The remaining 1,112 individuals are 75 or more. This older segment of the elderly population is more likely to be frail and require mobility friendly housing design.

Most elderly individuals in Lompoc own their residences. In fact, approximately 69 percent (1,438 of 2,073) of the housing units occupied by the elderly are owner occupied and 31 percent (635) are rented. In contrast, the homeownership rate is 51 percent for the community as a whole. However, due to fixed incomes the elderly sometimes have difficulty financing needed home repairs.

Lompoc's elderly population is adversely affected by disabilities and to a lesser extent by financial hardship. A significant portion of the elderly population experiences mobility difficulty or problems which adversely effect their self-sufficiency. According to the 1990 Census 1,155 elderly individuals or approximately 36 percent of the total elderly population reported a lack of mobility or self-care limitation. These individuals need housing designed or modified to address their physical disabilities in order to protect their independence. In addition, the 1990 Census documented 174 elderly individuals earning annual incomes below the poverty level (\$5,947 for 1 person elderly households and \$7,501 for 2 person elderly

households). This represents approximately 5 percent of the total elderly population. Although most elderly have incomes above the poverty level, many have fixed low incomes. Consequently, housing affordability for the elderly becomes more tenuous when housing costs rise.

The City's elderly population has a range of housing options designed and structured to meet their needs. As of 1992, there were 75 publicly-assisted housing units which receive federal housing funds located within the City. These units were distributed among three different complexes: Miller Plaza, Stanley Horn Homes, and Rainbow Plaza. Although no medical services were available within the complexes, the City provides on-demand transit service to all City residents.

Miller Plaza is located at 301 West Maple Avenue and contains 24 units. These one-bedroom rental units were developed, and are owned and managed by the Santa Barbara County Housing Authority for low and very-low income eligible individuals 62+ years of age.

Stanley Horn Homes is located at 640 North Q Street and provides 44 units (40 1-bedroom and 4 2-bedroom). The County Housing Authority developed this complex and now owns and operates it for eligible low and very-low income residents 62+ years of age.

Rainbow Plaza is located at 220 West Pine Avenue and includes seven 1-bedroom units for individuals 62+ years of age. This complex is owned by the HUD and is managed by a resident. Federal hardship cases, persons removed from their homes due to no fault of their own, receive priority on the eligibility waiting list.

Additionally, there are three privately-owned facilities which serve the housing needs of the elderly population in Lompoc: Parkside Gardens, Franciscan Manor, and Lompoc Convalescent Care Center. These facilities provide a combined 48 units and 240 beds and offer a broad range of services for elderly residents.

Parkside Gardens is located at 240 West Pine Avenue. The 48 unit (38 1-bedroom and 10 2-bedroom) complex contains units for independent elderly residents. No medical services are provided.

Franciscan Manor is located at 1420 West North Avenue. The facility is privately owned and contains 65 bedrooms with 130 beds. It provides long term residential care services including room and board, some personal care assistance, monitoring of medication taking, and social opportunities. No medical services are provided.

Lompoc Convalescent Care Center, owned by the Lompoc Hospital District, is located at 216 North Third Street. The facility provides 57 bedrooms with 110 beds. Skilled nursing care is available on a 24-hour basis at the level prescribed by a resident's physician. In addition to medical nursing care, physical and occupational therapy may be provided. The facility is licensed by the State Department of Health.

Handicapped

Housing assistance need for the handicapped is a function of the nature and severity of handicap, income or wealth, and family or other support services within the community. Many handicapped individuals have no housing assistance need since they are able to support themselves and utilize existing market rate housing. Other handicapped individuals receive continuing care from family or friends, though many of these people would seek living situations outside the family home if any were available, while still others have their needs met by housing assistance not specifically designed for the handicapped. Yet for some, physical handicaps can hinder access to housing units of normal design as well as limit the ability to earn adequate income.

The handicapped population in Lompoc includes physically handicapped, blind, deaf, developmentally disabled, mentally ill, and medically-disabled persons, where the disabling condition is expected to be of "long duration." The Social Security Administration provides Supplemental Security Income (SSI) to very-low income individuals who are aged (65 or older), blind, or disabled. According to the Social Security Administration, there were 591 SSI recipients as of December 1990, who were blind or disabled living within Lompoc (zip codes 93436 and 93438).²⁰ This population is expected to increase by ten percent annually according to Social Security officials. Therefore, the estimated number of handicapped Lompoc SSI recipients for 1992 is approximately 700 individuals. The Social Security Administration also provides disability benefits to medically-disabled persons. The total number of medically-disabled persons residing in Lompoc receiving Social Security benefits as of January 1991 was approximately 880. Thus, the combined total of handicapped individuals receiving Social Security assistance is approximately 1,580.

Comprehensive information is not available regarding the number of persons with disabilities living independently and not requiring supportive services within the City. The 1990 Census contained data on persons who have physical disabilities that are work-related. The Census identified 3,213 persons or approximately 9 percent of the City's total 1990 population as work disabled. Approximately, 33 percent of this work disabled population was also elderly.

In 1992 there were two housing developments in Lompoc which were developed to help disabled persons live independently: La Paloma and Rainbow Plaza. La Paloma is a project of the Lompoc Valley Association for Retarded Citizens (LOVARC), providing eight bed-spaces in a six-bedroom home as a training facility for independent living for developmentally-disabled persons. "Graduates" of the program often move to, the second Lompoc housing development for disabled persons, Rainbow Plaza. Rainbow Plaza is a 31-unit apartment project, funded under Section 202 of the National Housing Act. Rainbow Plaza is a "normalization" facility, providing independent living apartments, with project-based rental assistance, for elderly, physically handicapped, mentally ill, and developmentally-disabled households. In addition to La Paloma and Rainbow Plaza, Miller Plaza and Stanley Horn Homes (mentioned above) provide housing for income eligible disabled individuals.

Housing opportunities for the handicapped can be maximized through housing assistance programs, single-level units, ground floor units, and units which incorporate design features such as widened doorways, access ramps, and lowered countertops.

Large Households

For the purposes of the Housing Element, large households are defined as households that contain five or more persons. 1990 Census data indicate that 14 percent (1,724 of 12,504) of all Lompoc households were large households. Within the City, 941 households contain five people, 395 households contain six persons, and 364 households have seven or more residents. The median household size in Lompoc is 2.75 owner occupied and 2.88 renter occupied.

The City's 1988 "Housing Assistance Plan" provided additional information regarding the needs of lower income large family renters. The 1988 plan indicated that 330 large families were in need of rental subsidies. Of that total, 169 households (51 percent) were very-low income households and the remaining 161 were lower income households.

Among the City's 13,261 housing units identified in the 1990 Census, 702 reportedly have eight or more rooms. Bathrooms and kitchens do not qualify as sleeping quarters yet are considered rooms, therefore the actual number of bedrooms may be as low as five. Because of their size, a large family-household may experience a greater incidence of overcrowding. Overcrowded households are usually a reflection of the lack of affordable housing. Most apartments, mobile homes, and single-family attached units cannot adequately house five or more people, therefore renting a large home may be the only alternative when owning a home is not financially possible. Households who cannot afford suitably sized housing units are often compelled to live in housing that is too small for their needs.

Female-Headed Households

Female-headed households in Lompoc accounted for approximately 11.9 percent of all households in 1980, and 12.9 percent of all households, or 1,622 households in 1990. Approximately 79 percent of these households (1,278 of 1,622) included one or more children under the age of 18. According to the 1990 Census, the number of children under 18 years living within female-headed households totalled 2,429. Thus, the average household size in Lompoc for female-headed households with children under 18 years of age was approximately 2.90 in 1990.

Female single-parents normally do not enter the labor force when children are small and later seek employment when children are older. The majority of single mothers (approximately 60 percent) in Lompoc with children aged under 6 years were counted as not in the labor force during the 1990 Census. In contrast, 68 percent of Lompoc mothers with children aged 6 to 17 years were in the labor force.

Female-headed single-parent households tend to have low incomes. Mothers with small children who choose to stay at home forgo income from working outside the home and may rely on public assistance or child support to support their family. Mothers who do work outside the home often incur high childcare costs while their children are young. The financial difficulty encountered by female single parents is evidenced by the high incidence of poverty among children within female-headed households in Lompoc. According to the 1990 Census, children in Lompoc living within female-headed households accounted for 56 percent of all Lompoc children (under 18 years of age) who were living below the annual poverty threshold.²¹ This is particularly significant given that children (under 18 years of age) living in female-headed households make up only 22 percent of all children living in Lompoc (2,429 of 10,903).

Obtaining suitable housing can be difficult for female singleparents. Expenses for childcare, low household income, and large spatial requirements limit the range of available housing choice. Consequently, many of these households may have to settle for smaller housing units and endure overcrowded conditions. In addition, the location of housing for this need group should be near recreational facilities, shopping, and schools, to ease the problem of transportation and after-school supervision.

Farmworkers

Farmworkers have a difficult time finding and affording housing due to a combination of limited English language skills, traditionally larger family size, low household incomes, and a consequent inability to obtain housing loans. Reliable data on the size of the farmworker population and its housing needs is difficult to obtain for the agricultural area immediately surrounding Lompoc. The 1990 Census identifies 6 percent of the total employed population as farmworkers (942 of 15,908). This estimate is based on employed persons 16 years of age and older whose stated occupation was agriculture, forestry, and fisheries.

Migrant farmworkers often experience the most difficulty securing affordable housing because of the absence of income when work is not available. Most of the farmworkers who reside in Lompoc are non-migrant due to the Lompoc Valley's long growing seasons which produce steady annual crop production activity.

Special housing needs for this population include: security deposit or down payment assistance, legal advice, flexible occupancy agreements, and group quarter living arrangements.

Lompoc currently has one farmworker camp with 12 units, of which one duplex and a barracks have been condemned due to building code violations and hence need to be replaced. The remaining units require rehabilitation.

Homeless

The size of the Lompoc homeless population is difficult to identify. Some homeless are ashamed of their condition and strive to remain unseen and undetected. In addition, the homeless are an extremely transient population. Their presence is influenced by such factors as the availability of homeless services, very-low income housing, local job opportunities, and climate.

One source of information on the homeless is the countywide *Comprehensive Homeless Assistance Plan* (CHAP).²² In June of 1990, the County of Santa Barbara, in conjunction with the City of Lompoc and other cities in the County completed the CHAP for Santa Barbara County. This CHAP is the most comprehensive study of the homeless within Santa Barbara County. The CHAP defines a "homeless individual" as one who lacks a regular, legal, nighttime residence; is in a supervised, temporary shelter (congregate shelter or welfare hotel); temporarily in the residence of another individual; or a place not designated for or ordinarily used for housing (e.g., a car, hallway, bus station, lobby, street, campground, or park). For the purposes of this housing element, individuals without permanent shelter (as described above), except those living temporarily in the residence of another individual, are considered homeless.

Homelessness is the result of many economic and personal factors. Factors contributing to homelessness cited by the CHAP include: the scarcity of lower income housing, job loss, long term unemployment, underemployment, no health insurance coverage, prolonged illness, long term disability, divorce, family violence, substance abuse, mental illness, lack of awareness of entitlement program benefits, and the refusal or cessation of benefits. Different economic and personal crises often exacerbate one another and can result in homelessness. Housing overpayment is an economic constraint which is compounded when housing prices escalate and wages decrease, resulting in evictions and removals. A serious accident or illness can drain a savings account and can keep an employed individual out of work, thus starting a homelessness cycle.

The CHAP estimated that there were approximately 4,000 homeless in Santa Barbara County in 1990. Yet, the CHAP did not provide an estimate for the homeless population within the City of Lompoc. The homeless population within Santa Barbara County, according to the CHAP, is young, predominantly Anglo, with an increasing Latino representation. Families represent 30 percent of the homeless population, 20 percent are working poor, 30 percent are mentally ill, and 30-50 percent have a substance abuse problem.

According to 1990 Census 21 persons were identified as "living in emergency shelters for the homeless" and 119 persons were identified as "visible in street locations". The Census data was based on a one-night observation period in March of 1990. The 140 persons identified as living in emergency shelters and visible in street locations included persons who stayed overnight in locations known to have persons who have no usual home elsewhere. These pre-identified locations included the following:

- Emergency shelters for the homeless population (public and private, permanent and temporary) including hotels and motels used for homeless persons and families;
- Shelters with temporary lodging for runaway youths;
- Shelters for abused women and their children; and
- Open locations in streets or other places not intended for habitation (e.g., parks, cars, abandoned buildings, bus stations, and under bridges).

Additional estimates of the Lompoc homeless population have been collected by operators of local services which help the homeless. According to the Food Pantry of Lompoc an estimated 256 people identified themselves as "homeless" over the course of FY 1990-91. However, this number includes multiple counts of the same individuals. The number of unduplicated homeless persons receiving food through the Food Pantry was approximately 50. Approximately 37 percent were children, 36 percent were male adults, and 27 percent were female adults. Catholic Charities provided service to 420 unduplicated homeless people in Lompoc during FY 1991-92. Approximately 45 percent of the homeless helped by Catholic Charities were single adults with no children, 40 percent were single parents, 12 percent were married individuals with children, and 3 percent were married individuals without children.²³

As of 1992 a formal homeless shelter does not exist within the City. However, temporary housing in local hotels is arranged to assist the homeless. The Lompoc Police Department, in cooperation with the Salvation Army, operates a fund to assist families and individuals with temporary housing and meals (in FY 1989-90, ten to twelve requests were received for nightly lodging). Catholic Charities in cooperation with the United Way also has limited funds available to provide the homeless with temporary housing.

Shelter Services for Women operates a publicly-assisted group home which directly provides housing for eight homeless women and children. In addition, local churches occasionally open their doors to allow the homeless to sleep in their facilities.

Although estimates vary considerably on the size of the Lompoc homeless population (between 50 and 420), the provision of additional temporary housing units appears necessary to alleviate the existing need.

4.3 Projected Housing Needs

In accordance with the Government Code (§ 65584), the Santa Barbara County Association of Governments (SBCAG) prepared the *Regional Housing Needs Plan* (RHNP) for the Santa Barbara County region in March 1992. The plan allocated projected regional household growth as assigned by HCD to jurisdictions and among income groups within the county. This process ensured equal participation by all jurisdictions in the region in meeting state affordable housing goals.

The City's regional fair share allocation within the 1992 RHNP is provided in **Table 28**. The allocation was derived from the most-currently available demographic and housing information (in many cases 1980 Census information). The distribution of the allocation among the four income categories was adjusted to reflect special conditions within Lompoc including the percentage of renters overpaying relative to the market area average, the percent of farmworkers living in a jurisdiction, the distribution of the homeless population within the region, and the percent of public housing assistance provided since the previous RHNP in 1984. The housing allocation provides an estimate of the new construction need for Lompoc through 1997. Consequently, it forms the basis for the development of housing programs to help meet projected housing needs of all income groups. The RHNP set the City's allocation at 1,736 additional households from 1990 through 1997. The third column of **Table 28** also provides the planned distribution of these households by income group.

Approximately 17 percent of the City's fair share allocation (286 units) was constructed from 1990 - 1991 (see **Table 29**). Most of these new units (85 percent) were moderately priced single family dwellings. The majority of the City's remaining housing need (77 percent) is in the above-moderate and very-low income affordability categories.

Table 28
Lompoc Household Need Projection By Income Group

Income Group	1990 ²⁴ Number (%)	1997 Number (%)	Change Number (%)
Very low	3,626 29	4,101 29	475 27
Low	2,001 16	2,250 16	249 14
Moderate	2,501 20	2,848 20	347 20
Above Moderate	4,376 35	5,041 35	665 38
Total	12,504 100	14,240 100	1,736 99

Source: SBCAG, 1992a.

Table 29
Housing Units Needed 1990 - 1997

Income Group ²⁵ Affordability	Units Added 1990 - 91		Remaining Need 1992 - 97	
Very low	0	0%	475	33%
Low	14	5%	235	16%
Moderate	243	85%	104	7%
Above Moderate	29	10%	636	44%
Total	286	100	1,450	100

Source: Community Development Department and Building Department, 1992.

5.0 RESIDENTIAL LAND RESOURCES

5.1 Estimated Dwelling Unit Capacity

Vacant Residential Land

In 1992 the City had approximately 150 acres of vacant developable residential land within its boundaries. This acreage was located throughout the City on 87 parcels. The supply of vacant residential land had a dwelling unit potential of 1,132 units at existing densities and could accommodate approximately 78 percent of the City's remaining 1990 - 1997 regional housing need allocation (see **Table 30**).

Underdeveloped Residential Land

In 1992 underdeveloped residential parcels within the City's boundaries were occupied by 771 housing units and could accommodate an additional 989 additional housing units at allowable densities (see **Table 31**). This represents approximately 68 percent of the City's remaining 1990 - 1997 fair share allocation. The underdeveloped acreage is located throughout the City on 525 parcels.

Table 30
Housing Unit Potential - Vacant Developable Residential Land
1992

Zoning	Density (DU/Acre)	Vacant Net Acres	Dwelling Unit Potential ²⁶
RA	2	36.14	77
10-R1	4	.93	3
7-R1	6	77.31	464
R2	14	27.21	391
R3	21	9.43	197
Total		151.02	1,132

Table 31
Housing Unit Potential - Underdeveloped Residential Land
1992

Zoning	Density (DU/Acre)	Parcel Acreage	Current # of DU	Add'l DU Capacity ²⁷
10-R1	4	.48	1	1
7-R1	6	23.57	16	61
R2	14	39.81	220	241
R3	21	64.01	534	686
Total		127.87	771	989

The 1,132 potential dwelling units from vacant developable land and the additional 989 potential dwelling units that can be built on existing underdeveloped parcels exceeds the City's remaining fair share allocation of 1,450 households (1,736 - 286) by 671 units.

5.2 Availability Of Public Services

The availability of necessary public services such as water, sewer, electrical, and solid waste disposal to accommodate additional housing units within the City are fully discussed within the Public Facilities and Services Element of the General Plan. Information within this element indicates that adequate public service capability exists to accommodate the housing units planned for within the Housing Element.

6.0 HOUSING DEVELOPMENT CONSTRAINTS

Housing development constraints take many forms. They can be institutional, financial, or environmental and may be necessary to protect public health and safety or enhance the quality of life within a community. However, unnecessary constraints may discourage the development or conservation of needed housing and result in detrimental social consequences including: dilapidated housing, household overpayment, overcrowding, and homelessness.

6.1 Governmental Constraints

While governmental regulation is necessary to protect the quality of development in a community, it increases the cost of development and thus the cost of housing. Existing governmental constraints include: land use controls, building codes, on/off site improvements, fees and exactions, permit processing procedures, and State and Federal requirements.

Land use controls limit the type and density of development, thus increasing the cost per housing unit. Building Code standards may require more expensive construction methods and materials. On-site and off-site improvements, like undergrounding of utilities, road widenings, installation of traffic signals, or sewer line extensions increase a project's cost. Fees and exactions contribute directly to the increase in costs. Processing and permit requirements delay construction, increasing financing costs and other overhead costs associated with housing development. The following describes governmental constraints which may affect the cost of housing in Lompoc.

Land Use Controls

The City of Lompoc currently has no growth control ordinance designed to limit residential development. The City's General Plan and Zoning Ordinance provide for a range of housing types and density allowances. The General Plan has the following four residential land use designations and permitted densities:

- ° Residential Agriculture - not more than 1 dwelling unit/ acre;
- ° Low Density Residential - not more than 6 dwellings/acre;
- ° Medium Density Residential - not more than 12 dwellings per acre;
- ° High Density Residential - not more than 24 dwellings per acre.

The Zoning Ordinance has the following five residential zones and requirements:

- ° Residential Agriculture District (R-A) - minimum lot area of 20,000 square feet;
- ° Single Family Residential District (7-R-1) and (10-R-1) - 7,000 and 10,000 square foot minimum building site respectively and maximum building site coverage of 40 percent;
- ° Medium Density Residential District (R-2) - 6,000 square foot minimum building site, maximum lot coverage of 50 percent, and maximum density of not less than 3,000 square feet per dwelling unit;
- ° High Density Residential District (R-3) - 7,000 square foot minimum building site, maximum site coverage of 60 percent and a maximum density of not less than 2,000 square feet per dwelling unit.
- ° Residential Mobile Home Park District (T) - 10 acre minimum park size and a maximum of seven home park spaces per gross acre.

The City's residential parking requirements are summarized below:

<u>Unit Type</u>	<u>Required Parking Spaces</u>
Single Family	2 spaces within a garage or carport
Multiple Family	
Studio or 1 Bedroom Apartment	1 covered space and 0.5 uncovered space/unit
2-and 3-Bedroom	1 covered space and 1 uncovered space/unit
Condominiums	2 spaces within a garage or carport
Elderly and Handicapped	
Single Family	1 space within a garage or carport
Studio or 1 Bedroom Apartment	0.6 space/unit
2 Bedroom	1 space/unit

The City's residential building height requirements are as follows:

<u>Zone</u>	<u>Maximum Building Height</u>
R-A	35 feet
R-1	30 feet
R-2	30 feet
R-3	35 feet

Building Codes

The building codes adopted by the City are the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, Uniform Housing Code, Administrative Code, Abatement of Dangerous Buildings Code, Uniform Code for Building Conservation, and the California amendments to these Codes. These codes have been adopted in order to prevent unsafe or hazardous building conditions. In some instances the City's Zoning Ordinance supersedes the uniform codes, however, the changes are minor in nature. As such, the City's codes are normal and enforcement does not act as a constraint to the construction or rehabilitation of housing.

On/Off Site Improvements

Lompoc is currently experiencing no capacity limitations with the City's water, wastewater, storm drain, and electric utility systems. Development regulations do, however, require the extension of utilities in order to tie into the City systems, such as the construction of a sewer trunkline to serve new development; the payment of charges for installed improvements, such as the installation of electric transformers; contributions to aid in the expansion of existing facilities and the construction of new facilities necessitated by new development, such as a retention basin to accommodate run-off produced by paving.

Currently, Lompoc Unified School District (LUSD) facilities are operating at capacity and the fees charged for new construction are not sufficient to build additional new facilities needed to accommodate projected enrollment increases. All other City-required improvements are similar to those of surrounding communities, therefore, no other inordinate constraints have been identified regarding the City's utility infrastructure.

Fees and Exactions

Land development within the City is subject to fees imposed by the City to offset future capital expenditures and to accommodate future development or defray the cost of water treatment, street maintenance, environmental review, development review, permit processing, field inspections, police protection, fire protection, and recreational activities. The City departments which levy fees include: Public Works, Building, Community Development, Police, Fire, and Parks and Recreation. Each type of capital improvement fee which is levied by the city is imposed in relationship to an estimated future capital expenditure and

conforms to the stipulations of AB 1600 legislation. The size of City permit processing fees collected varies. See **Appendix D** for detailed information on the fees which apply to residential projects. In brief, the fees are assessed on the basis of the following factors.

- Complexity of application review;
- The valuation of the land proposed for development;
- The number of acres proposed for development;
- The number of dwelling units;
- The valuation of proposed construction and improvements
- Square footage of floor area; and
- The number of plumbing fixtures per unit.

In addition to the City, other agencies impose various fees. For example, the Lompoc Unified School District levies a fee based on the square footage of new construction. In addition, the California Department of Fish and Game requires a filing fee to defray the cost of managing and protecting wildlife resources. The fees are collected by the City when a "Notice of Determination" is filed with the County Clerk. The fees range from \$850.00 to \$1,250.00.

Permit Processing Procedures

All processing time increases the cost of development. The residential development review process normally begins with the filing of a preliminary map or site plan for consideration by the Development Review Board and ends with issuance of the Certificate of Occupancy. There are many steps which may be necessary before the final development of a housing project can take place. These steps include: plan check, architectural review, and other forms of approval. Each step requires some form of administrative process and various amounts of time.

Processing time varies considerably from a few weeks to several months depending on the complexity of the proposed project and its conformance with the General Plan and Zoning Ordinance. Projects range from the development of a single unit on an existing lot with appropriate zoning and land use designations to the annexation or subdivision of land needing numerous improvements, zone changes, and an EIR.

State and Federal Requirements

Article 34 of the California Constitution can constrain some affordable housing options by requiring local voter referendum approval of all development, construction, or acquisition of public housing when: a) units are publicly owned; and b) units are privately-owned and publicly financed, and more than 49 percent of the units are reserved for low-income occupancy. Projects that do not fall under this restriction are privately-developed projects financed with Federal or private money, rehabilitation projects financed by City issued bonds; and cooperative projects where units are owned by the residents.

6.2 Nongovernmental Constraints

There are a number of financial components involved in the development of housing. These components include the cost of developable land, construction and site improvement costs, sales and marketing, and financing and profit. Because these costs respond to market forces, it is not possible for a local governmental body to control them.

Cost of Developable Land

As of 1992, Lompoc has approximately 151 acres of vacant residentially zoned land within its boundaries. Although the cost of land and housing in Lompoc is reasonable, the impending shortage of land will become a constraint in the future. Much of the surrounding vacant land available for annexation is currently prime agricultural land under Williamson Act contracts. Therefore, it is not viewed as favorable land for annexation.

Construction and Site Improvement Costs

Although the amount of building materials and labor can be estimated, the market costs of these development inputs is unpredictable. The materials are a market-driven commodity (e.g., lumber) which operates outside the direct influence of the local governmental body.

Transportation costs associated with the materials are also subject market forces. Lompoc's distance from major metropolitan areas can also effect the final cost of materials. Demolition and the subsequent disposal of existing structures must also be figured into the cost of construction and rehabilitation. Due to Lompoc's relative small size, the labor force required for the construction of new housing units may not be adequately supplied by the City's population. This may require extended commutes or the temporary lodging of skilled craftsmen or construction specialists, once again adding to the contractor's overhead.

Sales and Marketing

The sales and marketing approach which a developer pursues can have an effect on the selling price of a housing unit. If a developer is concerned with a prompt return on his/her investment, it may be necessary for advertisement and marketing to a broader market.

Financing and Profit

Financing costs are dependent upon national economic trends and policy decisions. Minor fluctuations in interest rates may add or save thousands of dollars to the buying public on the cost of a home. These fluctuations can also save or add significantly to the developer's final costs. The same market forces that create an appealing market for development create an appealing market for the home-buying public. Funds for new construction and residential mortgages are available from banks, savings and loans, and private mortgage lenders. In combination with readily available financing sources and reasonably priced real estate, the Lompoc housing market creates no constraints to home ownership.

7.0 EXISTING AND AVAILABLE IMPLEMENTATION MEASURES

7.1 Federal Programs

HUD - Homeownership Opportunities for People Everywhere (HOPE) Program

The purpose of the program is to provide homeownership opportunities to lower-income families and individuals by providing grantees with Federal assistance to initially acquire and rehabilitate single-family properties (owned by Federal, State and local governments) at affordable prices. The program provides both planning and implementation grants. Eligible activities include identification of eligible properties, training to develop a homeownership program, administrative costs, architectural and engineering work, property acquisition, rehabilitation costs, counseling and training of eligible families, relocation costs of eligible families, temporary relocation costs of homebuyers during rehabilitation, legal fees, and economic development activities that promote economic self-sufficiency.

HUD - Home Investment Partnership Act (HOME)

The purpose of the Home Investment Partnership Act is to: expand the supply of decent, affordable housing for low and very-low income families with emphasis on rental housing; build State and local capacity to carry out affordable housing programs; and provide for coordinated assistance to participants in the development of affordable low-income housing. Eligible activities for funding under HOME are rehabilitation, new construction, acquisition, and tenant based rental assistance. There are matching fund requirements ranging from 1:2 for new construction to 1:4 for rehabilitation. HOME funds used in conjunction with rental units must comply with the following requirements:

- 90 percent of funds must be allocated to families whose income does not exceed 60 percent of the Santa Barbara County median income;
- The remaining funds must be allocated to families whose income does not exceed 80 percent of the Santa Barbara County median income; and
- 20 percent of the units must go to very-low income families paying no more than 30 percent of their gross adjusted income on rent.

HOME funds used to facilitate homeownership must go entirely to: families earning less than 80 percent of the Santa Barbara County median income; who are first time homebuyers; and who will utilize the unit as their principal residence.

HUD - Section 8 Program

This program makes certificate and voucher funds available to local housing authorities on a competitive allocation basis. Through this program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible tenants. Section 8 assistance provides the difference between one-third of a household income and the monthly cost of an apartment up to a certain standard price (set regionally and according to the number of bedrooms).

HUD - Section 202 Program

The program provides funding to expand the supply of housing with supportive services for elderly persons. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very-low income elderly persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating costs per unit and the amount the resident pays. Eligible development methods are new construction, rehabilitation, and acquisition of housing from the Resolution Trust Corporation. Occupancy of Section 202 housing is open to very-low income elderly persons 62 years of age or older.

HUD - Section 811 Program

The program provides funding to expand the supply of specially designed housing with supportive services for persons with disabilities. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very-low income disabled persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating cost per unit and 30 percent of the resident's adjusted income. Eligible development methods are new construction, rehabilitation, acquisition of housing for group homes, and acquisition of housing from the Resolution Trust Corporation for group homes and independent living facilities. Occupancy of Section 811 housing is open to very-low income persons with disabilities who are at least 18 years old. A variety of housing options may be developed under this program including:

- Group Homes - a single family residential structure for no more than eight persons with disabilities combining multiple bedrooms (single or double occupancy) with a kitchen, shared living areas, utility areas, and at least one bathroom for every four persons;
- Independent Living Facilities - a structure containing separate, self-contained units (each must have a kitchen and bath) for not more than 24 persons with disabilities except for projects for persons with chronic mental illness which may not exceed 20 such persons;

- Intermediate Care Facilities - a group home for persons with developmental disabilities that is licensed by the State Medicaid Agency and receives Title 19 funds to cover the cost of services.

HUD - Shelter Plus Care Homeless Rental Housing Assistance Program

This program provides rental assistance, in concert with supportive services from other Federal, State, and local sources, to homeless persons with disabilities. The assistance is targeted primarily to homeless persons who are seriously mentally ill, have chronic problems with alcohol or drugs, or both, or who have acquired immunodeficiency syndrome and related diseases. The Shelter Plus Care Program provides rental assistance including grants through three components: 1) homeless rental housing assistance program (S+C/HRHA); 2) Section 8 Moderate Rehabilitation Program for Single Room Occupancy Dwellings for Homeless Individuals (S+C/SRO); and 3) Section 202 rental housing assistance (S+C/202). However, the most applicable component for Lompoc's homeless needs would be S+C/202. This program component provides assistance in connection with rental assistance under section 202 of the Housing Act of 1959. Rental assistance is for a period of five years for housing in group homes or independent living units.

HUD - Emergency Shelter Program

This program provides grants according to the formula used for Community Development Block Grants (CDBG). Eligible activities include renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless. With certain limitations, grantees may also spend funds on essential services for the homeless, including homeless prevention efforts. In addition, grantees may spend funds on operating costs such as maintenance, insurance, utilities, and furnishings.

Community Development Block Grants (CDBG)

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunity, principally for low- and moderate-income persons. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which either benefit low- and moderate-income persons, or aid in the prevention or elimination of slums and blight. In addition, activities may be carried out which the community certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Activities that can be carried out with block grant funds include the acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, and the conversion of schools for eligible purposes. In addition CDBG funds may be used to pay for public services and activities relating to energy conservation.

7.2 State Programs

California Self-Help Housing Program (CSHHP)

This program assists low- and moderate-income families to build and rehabilitate their homes with their own labor. The program provides grants to sponsor organizations to provide technical assistance to participating families. Loans are also made to sponsor organizations to assist with project development and construction. Interest on these development assistance loans are waived when "rolled over" as mortgage assistance for individual low-income homeowners. The program also makes rehabilitation and mortgage assistance loans available to low-income homeowners. Repayment of principal and interest on these loans is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans are forgiven after 20 years of full-time occupancy.

Mobilehome Park Resident Ownership Program (MPROP)

This program assists low-income residents of mobilehome parks to purchase the mobilehome parks in which they live in order to preserve housing affordability. The program provides technical assistance to mobilehome park resident organizations and various loans to: facilitate park purchase by a resident organization corporation; finance park purchase by a resident organization corporation where loan benefits are exclusively used to assure affordable housing costs for low-income park residents; and assure housing affordability for low-income park residents when they purchase a cooperative interest or condominium space.

California Housing Rehabilitation Program - Owner Component

This program assists in the rehabilitation of substandard homes owned and occupied by lower-income households. The program provides low interest loans to finance rehabilitation efforts required to bring a home into compliance with the California Health and Safety Code including: repair of code violations; improvements to ensure handicapped accessibility; room additions; and general property improvements.

California Housing Rehabilitation Program - Rental Component

This program provides loans to rehabilitate unreinforced masonry multi-family units or substandard low-income rental housing to increase the ability of the structures to withstand earthquakes. When these funds are used for the health and safety rehabilitation of rental structures, all assisted-units must be occupied by low-income persons. The rent for assisted units is restricted by a regulatory agreement. Eligible activities include rehabilitation including seismic rehabilitation, code violation rehabilitation, conversion from nonresidential to residential use, or reconstruction. Eligible projects include single-family or multi-family rental dwellings, residential hotels, mixed residential and commercial buildings, mixed owner-occupied and rental buildings, group homes for persons in need of special services, congregate homes, and limited-equity cooperatives.

California Rental Housing Construction Program (RHCP)

This program aids in the new construction of rental units affordable to low-income households. The program provides low-interest long-term loans for both construction and permanent financing. Eligible activities include development and construction costs associated with new rental housing units for low-income households. The number of assisted units in each project must be at least 30 percent of the total number of units. Projects also must have at least five rental or cooperative units on one or more sites, i.e., a mobilehome park with five or more mobilehome units, or a residential hotel or group home with five or more units. In addition, at least two-thirds of the assisted units in a project must be for very-low income households. The rent for assisted units is restricted by a regulatory agreement.

California Family Housing Demonstration Program (FHDP)

This program develops new affordable rental or cooperative housing that provides on-site support services for low-income families. The program provides low-interest long-term loans to decrease construction and long-range operating costs for community or congregate housing.

- Community housing is a development of 20 or more units on one or more sites. The housing must include a range of unit sizes.
- Congregate housing is a new or rehabilitated large, multi-bedroom structure occupied by two-to-ten households. The facility provides common living areas. Occupants share household responsibilities such as childcare, cleaning, and cooking.

For both congregate and community housing, units must be for very-low income households. The number of assisted units in each project must be at least 30 percent of the total number of units. Twenty to thirty percent of the assisted units must be available for elderly persons and the remaining units must be for families with children. On-site support services must be provided and include, but are not limited to: child care, community rooms, community laundry facilities, job training and employment opportunity areas.

California Senior Citizens Shared Housing Program (SCSHP)

The purpose of this program is to assist senior citizens to obtain affordable housing. Residences must be occupied by three or more unrelated adults and at least 50 percent of the residents must be 60 years of age or older. The program provides grants for the following activities:

- Services to assist seniors to find others with whom they can share housing including outreach, client counseling, placement and follow-up, and information and referrals;

- Training to start a new senior shared housing program or to improve an existing program, including costs for conferences, workshops, consultation, and training materials;
- Reasonable and necessary costs to start funding for shared group residences, including first and last month's rent; damage, cleaning, security and utility deposits; vacancy reserve; minor necessary renovations; and related administrative costs.

7.3 Local Programs

Density Bonus Ordinance

State law mandates that local governments shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to build at least:

- 20 percent of the units for lower-income households; or
- 10 percent of the units for very-low income households; or
- 50 percent of the units for senior citizens.

Every jurisdiction must adopt an implementing ordinance, including procedures for assessing the means of compliance of applications for a density bonus. The ordinance must specify the type of additional developer incentives which will be provided (unless an additional incentive is found unnecessary to reach target affordability). The additional developer incentives must include at least one of the following:

- Modified development standards;
- Permit mixed-use zoning within housing development;
- Allow other regulatory incentives which result in cost reductions; or
- Provide other incentives of equivalent financial value based upon the land cost per dwelling.

The density bonus makes residential development more economical, especially where land costs are high. In effect, a density bonus allows local governments to create greater land value in a project which can then be used to subsidize affordable housing. Bonus units thereby incorporate lower-income households into substantially market rate housing projects and can also make the conversion of higher-cost non-residential land for new housing economically feasible.

Second Units

A second unit is an additional self-contained living unit, attached to the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. It is also known as a "granny flat", "in-law unit", or an "accessory dwelling". State law permits second units and establishes minimum standards for their development. The City has adopted a second unit ordinance which is consistent with state law.

Inclusionary Zoning

Typically inclusionary zoning mandates that a percentage of private residential development projects be affordable to low-and moderate-income households. Inclusionary zoning is usually applied to projects of a certain minimum size, usually between five and ten units. In addition, it is usually implemented in conjunction with a in-lieu fee option. The average set-aside requirement is that ten percent of the residential project be affordable to low-income households. In-lieu fees, where permitted, range from \$15,000/unit to as high as \$100,000/unit.

Redevelopment Area Expansion

State law authorizes the use of redevelopment to make sites available for the construction of new housing, to provide subsidies for affordable housing, and aid in the preservation and upgrading of residential areas. In 1984 the City established a redevelopment area. However, the existing redevelopment area can be expanded or additional redevelopment project areas may be established. The increased property tax revenue resulting from new private investment in the redevelopment area goes to the redevelopment agency. These tax increment funds must be used for public improvements in the redevelopment area and for affordable housing development anywhere in the city. State law requires that at least 20 percent of all property tax increments in a redevelopment area be set aside to subsidize new, existing, or rehabilitated low- and moderate-income housing. As of 1992, the redevelopment area generates approximately \$12,000 - 13,000 annually from tax revenues for the City's Low and Moderate Income Housing Fund and is expected to generate approximately \$15,000 annually by 1997. The City expects the Low and Moderate Income Housing Fund to reach \$30,000 by the end of 1992. Although the fund is available for a housing project or program, it has not been designated for any specific housing purpose as of 1992.

In addition to providing funds for housing programs, redevelopment law enables the City to issue bonds and otherwise finance housing construction and to acquire land for new housing. The Lompoc Redevelopment Agency also has eminent domain powers to acquire sites for housing, both within and outside of a project area.

Furthermore, State law requires that at least six percent of new or rehabilitated housing in a redevelopment project must be affordable to low-income households; another nine percent must be affordable to moderate-income households.

8.0 ENERGY CONSERVATION IN HOUSING

The Government Code requirements (§65583) for Housing Elements require an analysis of opportunities for energy conservation in regard to residential development.

With respect to housing, energy is consumed both during and after the construction phase, both on-site and off-site. Examples of off-site energy consumption include: increased demand at power generation facilities and increased petroleum consumption associated with vehicular traffic (to and from the residence) both during and after construction. The primary form of energy consumed during the construction phase is petroleum energy used by earthmoving and construction equipment. The greatest amount of energy consumed, however, is after construction in the use of natural gas and electricity to heat, cool, light, and otherwise maintain the individual homes once they are built (see the Energy Element for further discussion of existing residential energy consumption).

Many opportunities exist for energy conservation in housing design. Structural orientation, shape, exposure, patterns, windows, wall and roof characteristics, color, texture, and reflective and absorptive surfaces are just a few of the relevant considerations. Mechanical systems may be used to supplement these design considerations when environmental considerations are severe enough to exceed the capacity of the designed envelope to handle them. In other words, air conditioning should not be used as a substitute for proper building design and construction.

Attached dwellings are more energy efficient per unit than are an equivalent number of single-family detached-units, due to the decreased wall and surface area being exposed to heat loss during the winter and heat absorption during the summer. Besides dwelling unit type, some energy-reducing measures are possible for Lompoc through better design and more environmentally-sound project orientation. Such measures could also include:

- ° The use of solar water heating systems.
- ° Insulation throughout a unit, including insulated glass and insulated hot water lines.
- ° Design and orientation of the structures. In Lompoc, heavy sun radiation loads will act most decisively on the roof and on the eastern and western exposures during the summer. Eastern and western walls are exposed to the sun for longer periods and with greater intensity than a south wall, which intercepts solar rays at less direct angles. South exposures permit more significant heat gains during the winter (low sun) and less during the summer (high sun). Openings in the east and west walls are subject to direct radiation loads year-round. Thus, buildings in Lompoc are generally best developed with the long axis on the structure and major window openings facing south and reduced east/west exposure.

- Where ideal orientation of the structure is not feasible, the use of overhangs, movable external shading on windows (to deflect sunlight or allow it to enter), and heat-reflective glass, particularly on east and west exposures, can moderate seasonal increases in temperature. It should be noted that reflective and/or absorbing glass is unnecessary on north to northwest-facing windows; and that clear glass is best for south-facing windows.
- The use of appropriate and well-placed landscaping and reduced paving areas to moderate temperature and decrease wind velocity; for example, deciduous trees located on the south and west provide shade during the summer, yet allow light and heat to enter during the winter months.
- The project designs which encourage walking and bicycle riding. For example, mid-block bicycle and pedestrian easements are a design possibility.

9.0 GLOSSARY

Above-Moderate Income Household - A household earning more than 120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

Accessible Housing - Units accessible and adaptable to the needs of the physically disabled.

Affordable Housing - Units affordable to very-low, lower, or median income families or persons.

Attached Single Family Dwelling - A single family dwelling which is attached to another single family dwelling along a common wall which runs along the shared property line.

CCD - Census County Division

CDBG - Community Development Block Grant Program.

CHAS - Comprehensive Housing Affordability Strategy.

Detached Single Family Dwelling - A single family dwelling (with or without an attached garage) which has open space on all four sides of the structure.

Dwelling Unit (DU) - A house, apartment, condominium, or mobile home. See also Housing Unit.

Family Household - Two or more persons living in the same household who are related to each other by birth, marriage, or adoption.

FHA - Federal Housing Administration

HCD - California Department of Housing and Community Development

Household - One or more persons who occupy a housing unit.

Housing Affordability - The generally accepted measure for determining whether a person can afford housing means no more than 25% - 33% of one's household income on housing costs, which includes principle and interest. For example, a beginning school teacher earning \$23,000 per year can afford to pay up to \$575 per month for housing. For the purposes of this housing element 30% of gross household income available for housing costs is the threshold for affordability.

Housing "Affordable to Low and Moderate Income Households"

For Sale Units Housing units in conjunction with a particular project where very-low, low, and median income homeowners can reside without spending in excess of 30 percent of their gross monthly income on mortgage payments, homeowners association dues (where applicable), property taxes, insurance, and average monthly utility expenses.

Rental Units Housing units in conjunction with a particular project where very-low, low, and median income renters can reside without spending in excess of 30 percent of their gross monthly income on rent payments and average monthly utility expenses.

Housing Market Area (HMA) - A geographical area which meets the social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective.

Housing Unit - A house, apartment, condominium, mobile home, group of rooms, or single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

HUD - US Department of Housing and Urban Development

Inclusionary Zoning - A regulation that requires a minimum percentage of the units in housing projects to be reserved for a households of a certain income level (e.g., low or moderate income).

Low Income Households - Defined by California Housing Element law as households earning 50-80% of median household income. The City uses the income limits determined by HUD and provided to the City by HCD.

Median Household Income - The mid-point at which half of the County's households earn more and half earn less.

MFD - Multi-family Dwelling

MH - Mobile Home

Moderate Income Household - Defined by California Housing Element law as a household earning 80-120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

Multiple Family Housing Unit - Housing where two or more units are located in the same structure on a single parcel.

Nonfamily Household - Two or more persons living in the same household who are not related by birth, marriage, or adoption.

Persons per Household - The statistical average number of persons in a household.

RHNP - Regional Housing Needs Plan

Separate living quarters - Quarters in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Single Family Dwelling Unit (SFD) - A single dwelling unit located on a single parcel.

SSI - Supplemental Security Income

Very-Low Income Household - Defined by California Housing Element law as households earning less than 50% of the median household income. The City uses the income limits determined by HUD and provided to the City by HCD.

10.0 SOURCES

City of Lompoc, 1984. *Housing Element*.

City of Lompoc, 1985. *Overall Economic Development Plan 1985-1986*.

City of Lompoc, 1989. *Housing Assistance Plan Three Year 1988-1991*.

City of Lompoc, 1989. *General Plan Issue Papers*.

City of Lompoc, 1990. *Community Development Block Grant and Human Services Program FY 90-91, 16th Year*.

City of Lompoc, 1990. *Overall Economic Development Plan Update 1990-91*.

City of Lompoc, 1991. *Community Development Block Grant and Human Services Program FY 91-92, 17th Year*.

City of Lompoc, 1991. *Comprehensive Annual Financial Report For Fiscal Year Ended June 30, 1991*.

City of Lompoc, 1992a. *Draft Comprehensive Housing Affordability Strategy 1992 - 1997*.

City of Lompoc, 1992b. *Electric Meter Vacancy Rate Program*.

City of Lompoc, 1992c. *Community Development Department, Telephone Survey, 1992*.

Local Housing Element Assistance Project, 1989. *Blueprint For Bay Area Housing*.

Lompoc Valley Board of Realtors, *Multiple Listing Service*, 1985, 1990, and 1991.

Santa Barbara County-Cities Area Planning Council (APC) Census Affiliate Center, 1982. *1980 U.S. Census Santa Barbara County, Technical Report #3, Population and Housing Characteristics, Summary Tape File 1*.

Santa Barbara County-Cities Area Planning Council (APC), 1983. *Forecast 82: Santa Barbara County Regional Growth Forecast 1980 - 2000*.

Santa Barbara County-Cities Area Planning Council (APC), 1987. *City of Lompoc Population, Employment, and Land Use Forecast*.

Santa Barbara County-Cities Area Planning Council (APC), 1989. *Forecast 89: Santa Barbara County Regional Growth Forecast 1985 - 2005*.

Santa Barbara County Association of Governments (SBCAG), 1992a. *Regional Housing Needs Plan*.

Santa Barbara County Association of Governments (SBCAG), 1992b. *Regional Review Newsletter - Spring Edition*.

Santa Barbara County Association of Governments (SBCAG), 1992c. *Revised Growth Forecast*.

State of California, Department of Finance (DOF). Demographic Research Unit, E-5 Reports, 1990-1992.

State of California, Department of Finance (DOF), State Census Data Center, 1991. *1990 Census of Population and Housing, Summary Tape File 1 & 3*.

State of California, Department of Housing and Community Development (HCD), 1988. *Developing A Regional Housing Needs Plan*

State of California, Department of Housing and Community Development (HCD), 1990. *State Density Bonus Law*.

State of California, Department of Housing and Community Development (HCD), 1991. *Loan and Grant Programs for the Division of Community Affairs*.

State of California, Department of Housing and Community Development (HCD), 1992. Memo from Thomas B. Cook, dated May 1992.

U.S. Department of Commerce, Bureau of the Census. *1970 Census of Population and Housing Characteristics Santa Barbara, California Standard Metropolitan Statistical Area*.

U.S. Department of Commerce, Bureau of the Census. *1980 Summary of Population and Housing Characteristics California*.

U.S. Department of Commerce, Bureau of the Census. *1990 Summary of Population and Housing Characteristics California*.

Wells Fargo Bank, 1992. *Homebuyer's Guide To Finding The Right Loan*.

11.0 ENDNOTES

1. See Glossary for household income definitions. The City utilizes the most recent household income thresholds provided by HUD to determine the relative affordability of housing units.
2. This housing affordability distribution was obtained from the Santa Barbara County Association of Governments, *Regional Housing Needs Plan*, 1992.
3. State Department of Finance, 1990, 1991 and 1992. E-5 Report.
4. Telephone conversation with Charles Chan; State Department of Health Services, Health Data and Statistics Branch; April 13, 1992.
5. Based on conversations on April 23, 24, and 27, 1992 with VAFB Civilian Payroll Department, Military Personnel Department, and Army and Air Force Exchange Service Personnel Department 340 of 5,135 employees live in Lompoc.
6. The largest group-quarters population in Lompoc are inmates in correctional institutions. The inmate population accounted for approximately 89 percent of all group-quarters occupants and totaled 2,240 according to the 1990 Census.
7. The estimated number of renters living in overcrowded conditions was derived by taking the total number of overcrowded households (1,361) multiplying by the percentage of overcrowded households which are renter occupied (.79) and then multiplying by average renter occupied household size (2.88).
8. The 1980 household income distribution was obtained from the *Regional Housing Needs Plan*.
9. The 1990 household income distribution was derived from 1990 Census income information for Santa Barbara County and the City of Lompoc using a methodology provided by the State Department of Housing and Community Development in Appendix 7 of *Developing A Regional Housing Needs Plan*, July 1988.
10. The 1990 renter and owner household overpayment information was derived from 1990 Census income information for Santa Barbara County and the City of Lompoc using a methodology provided by the State Department of Housing and Community Development in Appendix 9 of *Developing A Regional Housing Needs Plan*, July 1988.
11. This column summarizes data obtained from the 1990 US Census.

12. This column includes the units added to the City's housing stock since the 1990 Census less the units demolished. This information was obtained from the City's Building Department Records (i.e., Certificates of Occupancy and Demolition Permits) and was provided to California Department Finance, Demographic Research Unit.
13. The number for multiple family structures of 5 or more units includes 108 units categorized as "other" in the 1990 Census. Examples of "other" housing units counted in Lompoc include tents, campers, and vans which show obvious signs of use as living quarters.
14. Table 13 does not include mobile homes and units categorized as "Other" by the 1990 U.S. Census. The useful life of mobile homes is shorter than fixed-housing units and consequently are replaced more frequently. In addition, the City does not keep records on the age of mobile homes since these units are regulated by the State. Therefore, an accurate estimate for the age of these mobile homes is not readily available.
15. The average annual percent change calculation assumes continued annual compounding for the five year period.
16. Price information was provided by Wiser Property Management, ERA Hunter Property Management, Lompoc Realty, Park Place Apartments, Ravenswood Apartments, and Kailani Village Apartments.
17. The appropriateness of the 30 percent affordability threshold was verified through conversations with the State Department of Housing and Community Development (Gary Collord), Wells Fargo Bank (Matt Costello), First Valley Bank (Paulette Cappelen), and the California Association of Realtors Research Department (G.U. Krueger).
18. FHA loans require 3 percent down on the first \$25,000 and 5 percent down on the remaining loan amount. No down payment is required on VA mortgages, but they may not exceed \$184,000.
19. Income limits are established annually by HUD. These income limits are codified in California Health and Safety Code Sections 50079.5 and 50105 and are transmitted by HCD to the City.
20. Conversation with Nancy Ortiz of the Social Security Administration in Santa Maria, April 1992.
21. The 1990 Census annual household income poverty thresholds for single mothers with 1, 2, or 3 children were \$8,547, \$9,990, and \$12,619 respectively.

22. In 1987 the Federal government enacted the Stewart B. McKinney Act to study homelessness. The Act required counties and cities to submit a Comprehensive Homeless Assistance Plan (CHAP) to HUD in order to be eligible for funds authorized under the Act.
23. Conversations with Lynn Porter of the Food Pantry of Lompoc and Loraine Holman of Catholic Charities, May - July 1992.
24. These numbers were derived from 1980 Census income information, 1990 Census income information was not available during preparation of the Regional Housing Needs Plan.
25. Affordability of housing units added during 1990 and 1991 was estimated by applying annual HUD income limits to home sales price range information obtained through Lompoc developer surveys.
26. Dwelling unit potential is calculated separately for each parcel.
27. Potential additional dwelling unit capacity for each parcel was calculated by dividing parcel acreage (i.e., total lot area less public improvements, setbacks, and unbuildable acreage) by the maximum allowable density (or minimum building site for R-1 parcels) for the applicable zone and then subtracting the number of existing units.

For example, a 0.23 acre R-3 parcel with one existing dwelling unit would have an additional dwelling unit capacity of 4 units.

Calculation Methodology:

- * Current use acreage = 0.23 acres = 10,019 square feet
- * Maximum allowable density in the R-3 zone = 2,000 square feet per dwelling unit
- * Number of existing units = 1

$10,019 \text{ sq ft} / (2,000 \text{ sq ft/unit}) = 5.01 \text{ units allowed}$
 $5 \text{ units allowed} - 1 \text{ existing unit} = 4 \text{ additional units}$

APPENDICES

APPENDIX A

Housing Condition Survey Methodology

APPENDIX A

Housing Condition Survey Methodology

Overview

The housing condition survey was conducted in November, 1991. Surveyors evaluated only external structural characteristics to assess housing condition.

The areas included in the survey were selected by reviewing the dates of citywide Subdivision Maps. Survey areas were initially determined by reviewing residential areas subdivided prior to 1971. These residential areas included over 60 percent of the housing units in the city and all the units constructed before 1971. Areas which were excluded from the survey were subdivided after 1971 and were made up of units built after 1972. These post-1972 units were generally considered in "A" condition (see explanation below) by the City's Building Department. Information from the 1980 and 1990 U.S. Census on factors such as lower-than-average household income, household tenure, and household ethnicity were also considered prior to finalizing the survey area. The survey area was divided into 31 sub-areas along Census Tract boundaries.

Five surveyors collected the raw housing condition data. The surveyors were assigned areas throughout the City. However, surveyors were not assigned to evaluate areas in which they resided. Extensive discussions, photos depicting each housing condition category, and a brief field session were utilized to provide uniform application of the evaluation criteria by the surveyors. In addition, a local building contractor was included in one orientation session to verify cost estimates for typical housing repairs, so that surveyors could be more certain of what observable rehabilitation needs would cost to repair.

Evaluation Criteria

Four evaluation criterion were used to determine the condition of single family dwellings and multiple family dwellings and three evaluation criterion were used describe mobile home condition.

The evaluation categories for single and multiple family dwellings were as follows:

- Condition "A" (satisfactory units or better)

Condition "A" units were new or near new housing under construction and older housing which had been carefully maintained. This included all housing units in areas developed after 1972.

- Condition "B" (units needing minor rehabilitation)

Condition "B" units were housing with apparent minor visible deficiencies where an expenditure of under \$10,000 and regular ongoing maintenance would extend the useful life of the structure beyond a 40 year period. Visible characteristics typical of Condition "B" included weathered or deteriorating roof material, weathered areas requiring painting, and sagging or inoperable garage doors. These units had received some regular maintenance but showed early signs of physical deterioration.

- Condition "C" (units needing major rehabilitation)

Condition "C" units were substandard housing where major deficiencies were apparent. These deficiencies included the absence of foundations, sagging roofs, weathered areas requiring replacement, and some structural failure in porches and steps. These were usually older structures (pre-building code) whose original construction was inadequate or structures which have had little or insufficient maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a 3 to 10 year period. "C" condition housing would likely require a \$10,000 to \$40,000 expenditure and a program of sound maintenance to provide the building with an additional 40 year life.

- Condition "D" (units needing replacement)

Condition "D" units were defined as dilapidated substandard housing which has deteriorated beyond reasonable economic repair. The term "reasonable economic repair" means a sum of money in excess of 50 percent of the "as is" value of the building would be required to rehabilitate the dwelling to livable standards. These units were severely neglected and showed no recent signs of maintenance.

The mobile home evaluation criteria differed from that used for stationary housing in that units requiring minor and major rehabilitation were not distinguished. Consequently, the condition of mobile homes was evaluated using three criterion.

- Condition "A" - Satisfactory

Condition "A" mobile homes were new or newer homes and older homes which had been carefully maintained which showed no significant signs of exterior deterioration.

- Condition "B" - Needing Rehabilitation

Condition "B" mobile homes showed clear signs of physical deterioration including: peeling paint, weathering, and sagging steps or doors.

- Condition "C" - Needing Replacement

Condition "C" mobile homes were severely neglected homes were no signs of regular maintenance were observable.

Survey Method

Surveyors were provided data collection forms for each area they were assigned. The percentage of units counted within each area varied. Areas were surveyed 100, 50, or 25 percent depending on the degree of housing variation. That is, a greater percentage of housing units were counted in areas with a high degree of housing variation (in terms of age and architectural style). Surveyors categorized and tallied all counted units in a given area. Single family dwellings, multi-family dwellings, and mobile home data was categorized and tallied separately within each survey area.

APPENDIX B

Analysis of Previous Housing Element

APPENDIX B

Analysis of Previous Housing Element

Introduction

State Guidelines require that each community evaluate previous Housing Elements in terms of:

- Effectiveness of the element;
- Progress in implementation; and
- Appropriateness of proposed goals, objectives, and policies given what has been learned.

Following is the City's best effort to provide the State Department of Housing and Community Development (HCD) with a "report card" meeting the above criteria. An evaluation methodology was established to undertake this effort because the City does not act alone in implementing its adopted Housing Elements. Other participants include:

- County of Santa Barbara - Housing Authority;
- Santa Barbara Housing Assistance Corporation (a non-profit entity);
- Santa Barbara County Local Agency Formation Commission;
- Santa Barbara County, Resource Management Department (Environmental Review and Bond Programs);
- U.S Department of Housing and Urban Development; and
- State Department of Housing and Community Development

When reviewing the 1984 Element, we found that policies often crossed jurisdictional boundaries while goals and programs were more specific to the City's ability to quantify and describe both successes and failures. Our level of research did not enable us to pursue all responsible agencies to a level of understanding that could result in more insight as to why (or why not) a particular agency could not perform at the level that the City thought appropriate.

As an example, when interest rates were rapidly shifting, a slow moving revenue bond proposal died. Had this program been implemented faster, the City might have taken advantage of additional financing possibilities. In general, the City can perform on projects and implement programs quicker than larger agencies, but our ability to continually staff specialized programs is very limited. We suspect that the 1990's will be a period of even scarcer financial resources than was predicted for the 1980's. If the City can selectively target programs and projects to meet our goals, then we will stand a good chance of meeting

our regional "fair share" allocation. For this reason we plan to provide our Planning Commission with annual updates on progress in meeting goals. In the past, we have set goals administratively, but have not always included housing as a critical factor in our reports to the City Administrator and the Planning Commission. Improvement is needed in monitoring progress and documenting results.

Although our working relationship with other agencies has been very good, we have seldom highlighted the work performed by other agencies on behalf of the City. We propose to do this as part of our monitoring process, via annual reports to the Planning Commission during the 1992 - 1997 period. The following discussion does include some housing information, provided by other agencies, which relates to the City's previous housing goals.

Previous Housing Element Goals

Goal 1

The City shall maintain a choice of housing opportunities by encouraging a variety of housing types and sizes, including a mixture of ownership and rental housing.

This goal enabled the City to process a sufficient number of housing projects to add 1,646 housing units to its housing stock during the past five years and keep overall residential vacancy rates between approximately 5.5 and 7.5 percent during a period of historically high growth. The units added included: 1,031 single family dwellings, 333 multiple family dwellings, and 282 mobile homes and expanded the range of choice for both ownership and rental housing.

In 1985, the City Council requested that every effort be made to find a way to construct a new mobile home park, with the result that 224 new mobile homes were added to the housing stock at "The Willows" (at the southwest corner of "V" Street and Central Avenue). The City also has a Mobile Home Rent Stabilization Ordinance (amended in 1986, 1987, 1989, and 1991) in place to assure affordable housing options remain available within the community's mobile home parks.

The City adopted a Growth Management Program in 1984 with a primary policy of adding additional rental stock to the north of the City. A Condo Conversion Ordinance was adopted by the City to protect rental housing choice within the housing market. It requires a 7½% vacancy factor before rental units can be subdivided. The City's effort to expand and protect rental housing opportunities while experiencing high historical levels of growth appears to have been successful because 1990 housing tenure data indicated only a slight increase in the proportion of owner occupied households since 1980.

The Santa Barbara County Housing Authority has also contributed to the range of housing choice in Lompoc by managing and maintaining 208 rental housing units, 15 of which were acquired after 1984.

The City also tried to protect existing diversity and choice through housing rehabilitation. The City has completed 51 housing rehabilitation projects during the past five years by utilizing both state (CHRP-O) and federal housing programs (HUD Section 312 and CDBG).

Goal 2

The City shall encourage low and moderate income rental and ownership opportunities.

All units constructed between 1984-1991 were encouraged to be affordable to very low-, low-, and moderate-income households. Only a few units (perhaps 25 - 30) were constructed prior to 1990 which were affordable only to above moderate-income households. Since 1990 an additional 18 units have been constructed in the above moderate-income affordability category (Rivers Edge units). Low- and moderate-income housing options were encouraged with lower fees, fast-tracking of permits, closely coordinated development review among City Departments, and by assisting with financing on certain projects. However, fees were increased in 1990 and 1991 due to severe budgetary constraints at all levels of government.

The Santa Barbara County Housing Authority increased the supply of very low- and low-income housing units in Lompoc through acquisition and through the HUD Section 8 housing assistance payments program. The Housing Authority acquired 15 housing units in Lompoc for very low- and low-income households between 1985 and 1991. The Housing Authority also obtained increased funding for rental assistance benefitting 140 additional very low- and low-income households within Lompoc since 1985. The Housing Authority currently allocates 667 Section 8 certificates and vouchers within Lompoc for very-low and low income households. These certificates and vouchers provide housing opportunities in 1-, 2-, 3-, and 4- bedroom rental units throughout Lompoc.

Goal 3

The City shall implement programs to eliminate housing deficiencies and prevent future blight.

The City provided assistance to homeowners, including low interest loans, to rehabilitate 48 single family units. A combination of CDBG, Section 312, Redevelopment 20% set aside funds, and program income enabled the City to provide assistance to most very low- and low-income households who applied.

Blight conditions in the downtown area are primarily the focus of the Lompoc Redevelopment Agency. The Redevelopment Agency purchased two dwellings and continues to maintain and upgrade these units today.

In addition, the City has supported and/or provided new or upgraded utilities, streets, hospital and police services, ambulance services, transit services, community art projects, and recreational programs all to enhance the quality of life for all residents of the community and to prevent social, economic and physical "blight".

The Santa Barbara County Housing Authority has also worked to prevent blight in units it manages in Lompoc. In the past five years the Housing Authority has competed for and obtained funds to complete public housing modernization work through the federal Comprehensive Improvement Assistance Program. Funds spent in Lompoc have been used for lead based paint testing and abatement; remodelling bathrooms and kitchens, replacing windows, treating for termites, improving handicapped accessibility, and roofing and plumbing improvements.

Goal 4

The City shall work toward the elimination of racial and all other forms of discrimination that prevent[s] free choice in housing.

The City of Lompoc contracts with Legal Aid Foundation of Santa Barbara County to do testing for housing discrimination, represent discrimination victims, educate landlords and tenants, identify impediments to fair housing, and make recommendations for removal of impediments. The City also cooperates with the Vandenberg Air Force Base Housing Officer to assure that Federal and State laws which prohibit housing discrimination are enforced. To date the testing by Legal Aid has not documented any housing discrimination in Lompoc.

Goal 5

The City shall encourage the inclusion of reasonable energy conservation measures for housing.

The City annually adopts the latest version of the Uniform Building Code. In addition, the City has an Energy Conservation Specialist on its staff to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household energy consumption.

The Energy Conservation Specialist also oversees the City's Homeowner Energy Loan Program (HELP). The program has two components. The first program component provides low interest, deferred payment loans for the purchase and installation of energy efficient refrigerators and lighting fixtures. Eligible loan recipients must be very low- or low-income homeowners which have refrigerators which currently use in excess of 180 KWH per month. The second program component provides low interest, deferred payment loans for conversion of all-electric heating to gas hot water and space heating. Eligible loan recipients are very low- and low-income homeowners or landlords which rent housing units affordable to very low- or low-income households. Approximately 60 conservation projects (energy audits, retrofits, and conversions) are undertaken yearly by our Conservation Specialist.

In addition, all City assisted rehabilitation projects are required to be evaluated for incorporation of energy conservation features. Commonly utilized energy conservation features include: insulation installation, weatherstripping installation, and window replacement. Higher funding assistance priority is given for energy conservation measures which provide long-term cost savings rather than for measures which serve merely as amenities.

Goal 6

The City shall maintain policies to assure housing opportunities for the various economic segments and special-needs households of the City.

A variety of housing units have been provided throughout the community for very low-, low-, moderate-, and above moderate-income households. Housing units in Lompoc sold for between \$80,000 and \$280,000 in 1991. For 2-, 3-, and 4-bedroom units the size of price ranges in 1991 were \$95,000, \$182,000, and \$165,000 respectively. The high degree of variation in terms of housing price within the community indicates that City policies have been effective in encouraging the housing market to provide ownership opportunities for a wide range of income levels.

A high degree of price variation also exists in the City's rental housing market. Rental housing opportunities are currently available from \$350 per month to more than \$1,000 per month depending on unit size. Apartments range from \$350 to \$600 per month. Condominiums range from \$500 to \$900 per month. In addition, houses are available to rent from \$550 to \$1,150 per month. Again, the wide price ranges available in rental housing market indicate that City policies have aided in the provision of rental opportunities for a wide range of income groups.

The City has had limited success in encouraging the development of additional special needs housing units since 1984. Since 1984 two projects (Parkside Gardens and Franciscan Manor) have been constructed. The Parkside Gardens project provides 48 units for independent elderly community residents. The Franciscan Manor project provides 65 bedrooms with 130 beds for independent and/or semi-independent elderly Lompoc residents. No new housing has been developed specifically for other special needs groups since the adoption of the 1984 Housing Element. However, much of the existing and new rental housing units currently serve the elderly, the handicapped, large families, female household heads, and farmworkers. The new rental housing construction within the community has helped provide enough supply to keep market rate housing affordable for very low- and low-income special needs households. In addition, the Santa Barbara County Housing Authority has been able to secure 140 additional Section 8 vouchers for Lompoc since 1985. These vouchers have expanded the availability of housing (via subsidies) for very low and low-income residents citywide. Many of these vouchers have benefitted special needs groups which are overrepresented on the Housing Authority's Application waiting list.

Several unsuccessful efforts were attempted to provide additional special needs housing during the past five years. Casa Serena, a 48 unit elderly development has been submitted for funding on three separate occasions. Once to HUD under the Section 202 program and twice to the State under the RHCP. To date, no funding has been secured. In the above case, Lompoc did not warrant sufficient points for funding. First priority for funding sources were three-bedroom units in communities with lower vacancy rates. The Porto Finale Motel, a 50 - 60 unit conversion project to one-bedroom permanent elderly housing units was submitted to the State under the RHCP. This project was not even rated because the motel is considered in excellent condition.

Goal 7

The City shall assure the development of residential environments which provide residents with access to employment opportunities, community facilities, and proper services.

The City of Lompoc is 2 to 3 miles wide and has a total area of approximately 10 square miles. The City provides on-demand, handicapped accessible transit service; operates an airport; maintains its own landfill and trash collection system; provides water and electricity service; performs ongoing street maintenance; and constantly monitors and repairs existing infrastructure and its utility delivery systems. In addition, the City provides approximately 368 acres of recreation/park space throughout the community. Consequently, Lompoc has been able to maintain a compact urban form, which lends itself to accessible commercial areas, and ensures that the delivery of public services is both efficient and cost effective. Convenient physical access to employment opportunities, community facilities, and proper services is available to all citywide residential areas.

Goal 8

The City shall promote a quality living environment that is safe and healthful.

The City's architectural review standards, park and recreation facilities, museum, public art programs, Civic Auditorium, large indoor swimming pool, festivals and events, all help promote a quality environment.

The City also ensures that low response times for police and fire protection service are available throughout the entire community. Emergency ambulance service is available throughout the community to provide prompt medical attention and transportation to the downtown Lompoc hospital.

Appropriateness of Proposed Goals, Objectives and Policies

This Element has been extensively reviewed and analyzed by the City's General Plan Advisory Committee. Goals, Objectives and Policies are consistent with our General Plan effort. After further public review before the Planning Commission, modifications in response to comments received, and televised City Council hearings, we feel confident that this Element will provide the policy direction necessary to address existing and future City and regional housing needs.

Summary

Overall, with limited resources, the City of Lompoc has accomplished a wide variety of projects. Where we failed to succeed, we had relied upon other agencies to provide expertise. The inability to obtain Santa Barbara County Local Agency Formation Commission approval of a 300 acre annexation, reduced CDBG funding allocations, the rejection of Santa Barbara County Housing Authority applications on behalf of Lompoc, are examples of where the community had less success than anticipated.

Our future strategy must recognize an era of scarce resources, build upon already established programs, invest program funds carefully, and utilize skilled part-time people and volunteers where we cannot afford full time staff.

In addition, the City must maximize infill strategies to offset the cost of new annexations in order to be prepared to accommodate its regional fair share of housing. The City has an efficient infrastructure system with sufficient capacity to accommodate its additional housing need. In addition, City utility rates (if kept low) in connection with conservation efforts will help provide sufficient household income to provide housing choice. At the same time, by encouraging new development the City can maintain a high enough vacancy factor to assure continued upgrading of the housing stock by property owners and housing choice for renters.

Lompoc's previous Housing Element of 1984 was not approved by the State Department of Housing and Community Development. Therefore, the community had difficulty competing successfully for State funded housing programs. The preparation of this revised housing element has been carefully coordinated with the State Housing and Community Development Department and the City anticipates approval, based upon appropriateness of goals and policies in this element, the fact that Lompoc has substantially complied with and met goals as set forth in the previous Element, and the fact that Lompoc's previous Element has effectively guided the City's efforts over the last reporting period.

APPENDIX C

Public Participation Process

APPENDIX C

Public Participation Process

Phase 1

In June 1986 the Lompoc City Council approved a work program for updating Lompoc's General Plan, including the 1984 Housing Element. A 13-member General Plan Advisory Committee (GPAC) was appointed to provide policy and technical review. GPAC meetings were announced in the Lompoc Record, the local newspaper. Meeting publicly on a biweekly basis, the GPAC reviewed and approved a draft of the *General Plan Issue Papers*. This document contained a list a policy statements for five different housing issues: 1) Housing Availability, 2) Preservation of Existing Housing, 3) Conservation of Utilities, 4) Design of Affordable Housing, and 5) Financing and Assistance. During 1988, the draft was studied by governmental agencies, community groups, and City Commissions. This, review culminated in four well-attended public workshops held by the Lompoc City Council in January through March 1989 during which the *Issue Papers* were approved.

The *General Plan Issue Papers* addressed existing state general plan requirements; provided for consistency and continuity with the existing General Plan; synthesized information from General Plan background reports; provided for coordination with the Santa Barbara County Comprehensive Plan; and incorporated community concerns expressed through the public review period and City Council workshops.

Phase 2

The approved *Issue Papers* were used as a starting point for policy development in the 1992 Housing Element. Preparation of the draft text for the element began in 1991, when the first 1990 Census data became available. In 1991 a new GPAC was appointed to provide policy and technical review of the draft General Plan Elements, including the Housing Element. The GPAC reviewed and discussed the draft 1992 Housing Element at five public meetings between May and July, 1992. All GPAC meetings were announced in the Lompoc Record. The City recognizes that the effectiveness of the housing element in addressing the community's housing needs depends on a broad spectrum of public participation.

Phase 3

After submittal to the State Department of Housing and Community Development, the City circulated the draft 1992 Housing Element for further public review and comment. Copies of the draft Housing Element were available for review at City Hall, the Lompoc Library, and at the Lompoc office of the Santa Barbara County Housing Authority. Comments received on the draft document were considered by staff and integrated into the draft

Housing Element. The draft Housing Element was then discussed before the GPAC in November, 1992; at two Planning Commission public hearings; and at a City Council public hearing held prior to final action on the element by the City Council on December 15, 1992.

The City welcomed the interest in the Housing Element by all social and economic segments of the community.

APPENDIX D

City Residential Development Fees

APPENDIX D
City Residential Development Fees - As of October 1992

The information provided below is included to assist in estimating City fees for residential development and is updated regularly. Specific development proposals and plans are needed to provide more precise cost information. Large residential developments may have environmental impacts which require mitigation through imposed conditions of approval and can involve additional financial expenditures to achieve compliance. In addition, residential development fees are assessed by other governmental agencies with authority outside the City's jurisdiction (e.g., the Lompoc Unified School District and the California State Department of Fish and Game).

PLANNING FEES

Architectural Review	\$700
Conditional Use Permit	Actual Cost \$500 deposit
Design Review (Site Plan / Building Plan)	Actual Cost \$500 deposit
Development Agreement	Actual Cost \$500 deposit
General Plan Amendment	Actual Cost \$1,000 deposit
Lot Merger	\$505
Parcel Map	Actual Cost \$500 deposit
Subdivision Map	Actual Cost \$1,000 deposit
Zone Change	Actual Cost \$1,000 deposit

ENVIRONMENTAL REVIEW FEES

Negative Declaration	\$63
Environmental Impact Report	Actual Cost \$2,000 deposit

ENGINEERING FEES

Engineering Plan Check	\$212/lot
------------------------------	-----------

REFUSE/RECYCLING FEES

Refuse Collection Containers

- Single Family Dwelling	\$145
- All Other Dwelling Types	\$179 each

WATER FEES

Retrofit Cost	\$573.58 - 1,147.16 per unit, depending on unit type
---------------------	---

Water Connection	\$2,435 (for 3/4" water meter)
------------------------	--------------------------------

Wastewater Connection	\$261 (for 3/4" water meter)
-----------------------------	------------------------------

FIRE FEES

Subdivision Project Review	\$30.00
----------------------------------	---------

Pre-plan Review	\$59.50
-----------------------	---------

PARKLAND FEES

Single Family Dwellings

- detached	\$1,655/unit
- attached	\$1,573/unit

Duplexes, Triplexes, Fourplexes	\$1,523/unit
---------------------------------------	--------------

Apartment Complexes (5 or more units)	\$1,413/unit
---	--------------

Mobile Homes	\$1,089/unit
--------------------	--------------

BUILDING PERMIT FEES

Fees are based upon building valuation. To determine valuation the Building Department utilizes valuation data compiled by *Building Standards* in April 1991. The valuation data represents average costs for most residential buildings.

<u>Occupancy and Type</u>	<u>Cost per Square Foot, Average</u>
---------------------------	--------------------------------------

Apartment Houses:

Type I or II F.R	\$85.80
Type V - Masonry	\$69.70
Type V - Wood Frame	\$63.00

Occupancy and Type	Cost per Square Foot, Average
--------------------	-------------------------------

Dwellings:

Type V - Masonry	\$76.80
Type V - Wood Frame	\$72.90

Private Garages:

Wood Frame	\$18.30
Masonry	\$21.70
Open Carports	\$13.10

After valuation has been determined fees are levied according to the schedule below.

Total Valuation	Fee
\$1 to \$500	\$15
\$501 to \$2,000	\$15 for the first \$500 plus \$2 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$45 for the first \$2,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$25,001 to \$50,000	\$252 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2039.50 for the first \$500,000 plus \$3 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3,539.50 for the first \$1,000,000 plus \$2 for each additional \$1,000 or fraction thereof.

APPENDIX E

Resolutions

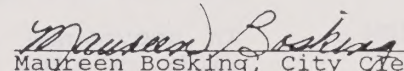
RESOLUTION OF THE COUNCIL OF THE CITY OF LOMPOC
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF: ADOPTION OF THE HOUSING ELEMENT NO. 4223(92)
OF THE GENERAL PLAN (GP 92-03)

I, Maureen Bosking, City Clerk of the City of Lompoc, County of Santa Barbara, State of California, do hereby certify that the following resolution, proposed by Councilmember William Mullins, seconded by Councilmember Mary Leach, was duly passed and adopted by the Council of the City of Lompoc, at a regular meeting thereof assembled, this 15th day of December 1992.

AYES: Councilmember: Mary Leach, William Mullins, Michael Siminski,
George Stillman, Mayor Joyce Howerton.
NOES: Councilmember: None.
ABSENT: Councilmember: None.
ABSTAINED: Councilmember: None.

(SEAL)


Maureen Bosking, City Clerk
City of Lompoc

WHEREAS, Government Code Section 65302(c) requires that cities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq; and

WHEREAS, the Lompoc General Plan Advisory Committee (GPAC) reviewed a *Pre-Hearing Draft* of the Housing Element at five public meetings; and

WHEREAS, the City has provided the State Department of Housing and Community Development with the *Pre-Hearing Draft* of the Housing Element for review in accordance with Government Code 65585(b); and

WHEREAS, the State Department of Housing and Community Development provided written findings indicating the changes needed to bring the *Pre-Hearing Draft* of the Housing Element into substantial compliance with Government Code Section 65580 et seq; and

WHEREAS, the City Council has considered the written findings of the State Department of Housing and Community Development and has reviewed the City Staff's response to the findings as well as the *Hearing Draft* of the Housing Element prepared by staff in order to substantially comply with the requirements of Government Code Section 65580 et seq; and

WHEREAS, the GPAC and Planning Commission have recommended that the City Council adopt the *Hearing Draft* of Housing Element with modifications consistent with Government Code Section 65580 et seq; and

WHEREAS, the Planning Commission and City Council have held public hearings to receive public input regarding the *Hearing Draft* of the Housing Element; and

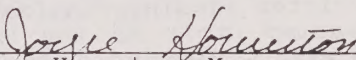
WHEREAS, the City Council has directed that a Final Housing Element be prepared which incorporates changes made to the *Hearing Draft* of the Housing Element by the City Council; and

WHEREAS, the Final Housing Element identifies the City's housing needs, setting appropriate goals, objectives, and policies and includes a five-year program schedule of needed actions to respond to the goals and implement the polices; and

WHEREAS, a Negative Declaration has been prepared for this proposal in accordance with the California Environmental Quality Act (CEQA).

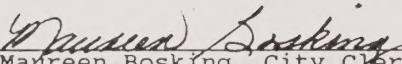
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

- SECTION 1. The Final Housing Element substantially complies with State requirements of Government Code Section 65580 et seq.
- SECTION 2. The Negative Declaration prepared for this proposal is certified as a complete and factual document prepared in accordance with CEQA.
- SECTION 3. The Final Housing Element is approved as an element of the General Plan.
- SECTION 4. Resolution No. 3394(84) regarding adoption of the previous Housing Element is repealed.
- SECTION 5. In accordance with the requirements of Section 21089 of CEQA for fees paid to the California Department of Fish and Game, a finding can be made that the project will not have an adverse effect upon wildlife resources. This finding is based upon the following rationale. The project description, Initial Environmental Study, Negative Declaration, and public testimony did not present any evidence regarding potential adverse effects upon wildlife resources from this project. Therefore the project qualifies for a "de minimus" exemption under Section 21089 of CEQA.
- SECTION 6. This resolution shall take effect upon adoption.
- PASSED, APPROVED, AND ADOPTED this 15th day of December 1992.



Joyce Howerton, Mayor
City of Lompoc

ATTEST:



Maureen Bosking, City Clerk
City of Lompoc

U.C. BERKELEY LIBRARIES



C124909003

